



2023

SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN



VOL2SETTLEMENTS

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LOCAL DEVELOPMENT PLAN 2023

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SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

10. SETTLEMENT PROFILES AND MAPS

- 10.1 Volume 2 of the Local Development Plan (LDP) identifies profiles for all settlements across the Scottish Borders. At the beginning of each settlement profile symbols confirm the estimated population (taken from the 2011 census), Housing Market Area (HMA) and Locality Area which the settlement falls within.
- 10.2 The HMA references confirm which area each settlement falls within. This helps identify where more housing land requires to be allocated taking account of market interest, housing land supply and take up.
- 10.3 A series of five Area Partnerships have been set up across the region. These have produced Locality Plans which build on the Council's Community Plan. The Locality Plans set out priorities for improving their respective areas over the next 5 years, the actions to be carried out and the commitment to work in partnership and use shared resources in the most effective way to reduce inequality. The findings of the Locality Plans are highlighted where relevant within the LDP.
- 10.4 The introductory text makes reference to placemaking considerations and where possible reference is made to any preferred areas for future expansion, key infrastructure considerations and any changing context for the development of the settlement.
- 10.5 The settlement maps identify a range of land use allocations and designations. This includes a development boundary and where relevant they identify sites for a range of uses including; housing, mixed use, business and industrial, key greenspaces to be protected, redevelopment opportunities, conservation areas and sites for longer term development. The longer term proposals are not formal allocations and may be considered for inclusion in a future Plan subject to more detailed masterplanning work. Some may be considered for bringing forward in the event of accelerated housing land development during the Plan period resulting in a housing land supply shortfall. This would be on the condition that any identified infrastructure constraint could be satisfactorily resolved.

- 10.6 Site requirements are listed for each development allocation which identify matters to be addressed at the planning application stage. Each site allocated for housing has an indicative capacity figure suggesting the number of housing units the site could accommodate. This broad figure takes account of matters such as the site area of the allocation and the densities of existing surrounding housing. However, planning applications can be submitted for schemes which, for example, may incorporate smaller units which in turn can increase the number of units on the site. This in itself does not necessarily mean the proposal could not be supported so long as other key considerations are addressed. For example, consideration must be given to the design quality of the proposal and ensuring infrastructure can accommodate any proposed extra units. Consequently the site capacity stated is indicative only and should not be taken as a definitive maximum number of units a site could accommodate.
- 10.7 For allocated mixed use sites there is a need to ensure that the proposed uses are delivered and therefore in the case of sites which include, for example, a business use element, an area of land is specifically identified for this use and cross referenced within the listed site requirements. In order to ensure the identified mixed uses are delivered, this would be addressed via the Development Contributions policy, for example, infrastructure provision.
- 10.8 In some instances site requirements identify landscaping on the maps which will be a requirement for the satisfactory implementation of the development use. These landscape areas are of an indicative scale only and will be confirmed once specific details of the proposal are submitted at the planning application stage.
- 10.9 The development of sites requires to address infrastructure issues. This can be a process with changing circumstances as infrastructure can be upgraded or reach capacity over a period of time and therefore text within the settlement profiles can be out of date within the Plan period.
- 10.10 In terms of water and drainage infrastructure, it is recommended that any potential developer contacts Scottish Water and SEPA at an early stage to ascertain any capacity issues or upgrades to be carried out in order to satisfactorily develop the site. This would include, for example matters relating to foul water disposal.
- 10.11 There may be a development contribution required to ensure that any additional burden of existing services is addressed. This could relate to a range of subjects including primary and secondary school provision. The Supplementary Planning Guidance on Developer Contributions is updated annually and can be viewed on the Council's website.

SETTLEMENT PROFILE

ALLANTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
114



PLACEMAKING CONSIDERATIONS

Allanton is located above the riverbanks of the Blackadder Water and Whiteadder Water which meet just north of the village. The character of Allanton is largely defined by the fact that it developed as an estate village of Blackadder House; splay fronted lodges display the old entrance and the village has developed around them in a linear fashion along the road.

The Conservation Area has distinctive characteristics and their retention is important when considering alterations. The uniformity resulting from use of local whin and sandstone for buildings and boundary walls, and natural slate for roofs is important.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north and west is constrained by flood risk and the River Tweed Special Area of Conservation. Other potential constraints for village expansion are the surrounding prime agricultural land, the belt of ancient woodland to the west and the lack of services within the village.


DEVELOPMENT AND SAFEGUARDING PROPOSALS

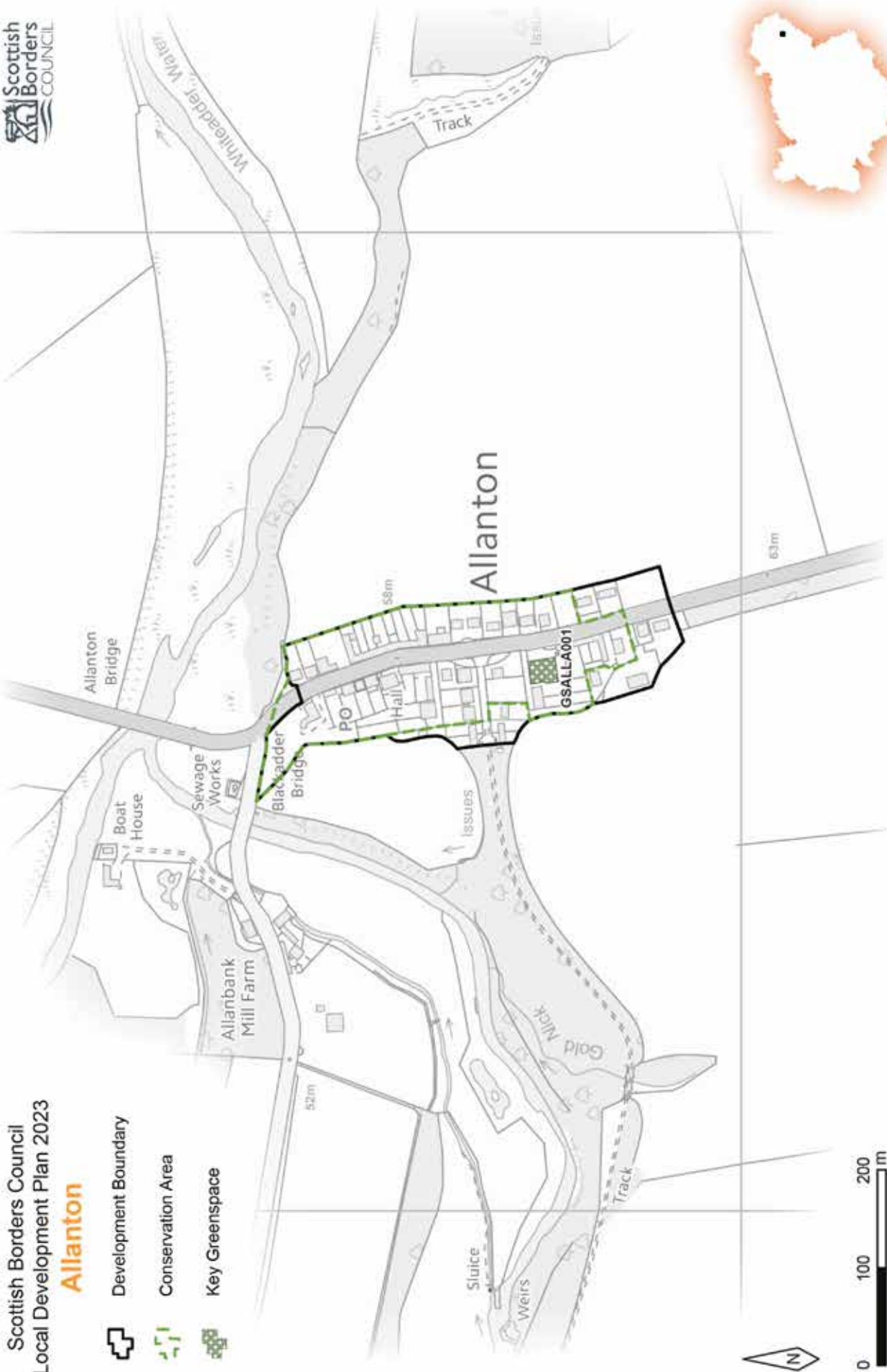
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSALLA001	Allanton Play Area	0.1

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Local Development Plan 2023

Allanton

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ANCRUM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
448



PLACEMAKING CONSIDERATIONS

Ancrum is contained by a bend of the Ale Water - part of the River Tweed Special Area of Conservation and a wildlife site of international importance - from which its name is derived. The Teviot Valleys Special Landscape Area surrounds the boundaries of the village. The historic core of Ancrum is characterised by its triangular centre set around a raised tree-lined village green. This part of the village is designated as a Conservation Area, and includes a group of caves on the south bank of the river. These may have been used as early as the middle of the 16th century.

The properties surrounding the historic green are mainly one and a half or two storeys in height. Of particular note are the 16th century Market Cross (a Scheduled Monument), the War Memorial, the Cross Keys Public Bar and the Parish Church. Most properties are constructed of traditional materials - predominantly sandstone, whinstone and harling walls, and slate roofs. Architectural detailing includes continuous cills at upper floors, sash and case windows, and stone cills, jambs and lintels around window and door openings. New development or alterations should respect the individual buildings and Conservation Area and designs should take account of traditional features.

Development outside the Conservation Area is mainly of semi-detached rendered houses, with the most recent expansion taking place at Myrescroft on the southern edge of the village.

The village green is identified as a key greenspace along with ground adjacent to the Church.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the south west of Ancrum. Development to the north, north-west and east of the settlement will be resisted. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

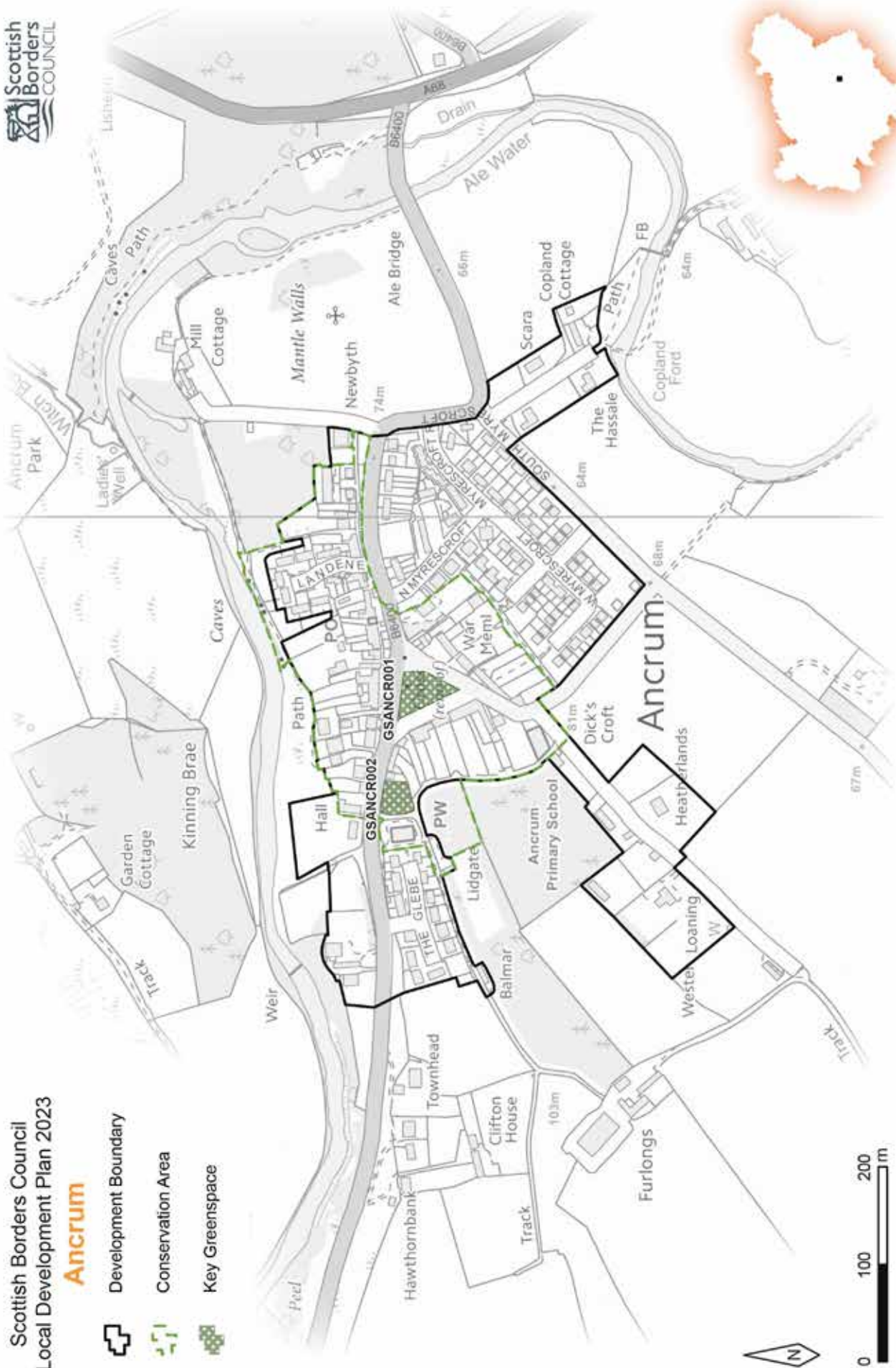
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSANCR001	Ancrum Village	0.2
GSANCR002	South Myre Street	0.1

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Ancrum

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ASHKIRK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
139



PLACEMAKING CONSIDERATIONS

Ashkirk comprises two clusters of buildings separated by open farmland; one beside the A7 and the other around the church, including the mansion houses of the Woll and Ashkirk House. Separation between the two parts of the settlement is important to maintain their distinct identities. The Ale Water, which lies to the south of the settlement, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Ashkirk is established by its setting in the wooded upland fringe valley of the Ale Water.

There is one area, at the Church, identified as key greenspace.

There are some opportunities for small scale infill development within the development boundary.

KEY INFRASTRUCTURE CONSIDERATIONS

Development at risk of flooding from the Ale Water will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

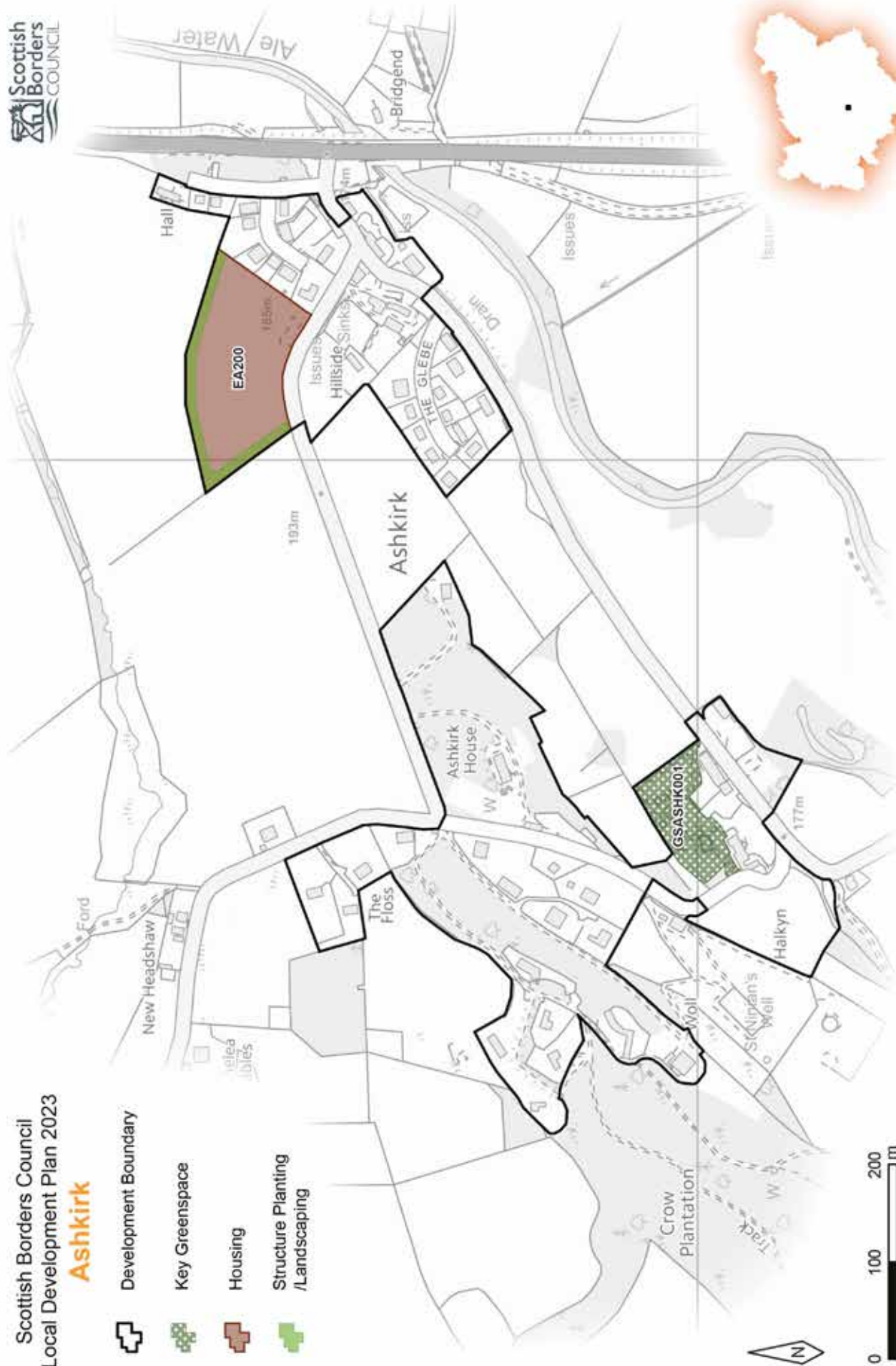
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	SITE CAPACITY
EA200	Cransfield	2.0	12
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from the minor road to the south of the site with the requirement for visibility improvements • Pedestrian link to be provided from site to village • Structural landscaping along the northern and western perimeter • Retain hedge along road frontage where possible and enhance landscape through planting of small trees • The design and layout of the new buildings should also take advantage of the southerly aspect of the site to make best use of the microclimate to reduce energy usage. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSASHK001	Ashkirk Church	0.7

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Local Development Plan 2023
Ashkirk

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

AYTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
535



PLACEMAKING CONSIDERATIONS

The setting of Ayton is characterised by its position within the lower Eye Water coastal valley, with the river running from the south west of the settlement. The designed landscape of Ayton Castle is a significant influence on the urban fabric. The Castle is not directly evident from the town however the planting associated with the designed landscape can be seen on its eastern edge. Ayton has developed westwards, away from the grounds of the Castle, along the High Street, and modern housing development has been built off this road and along Beanburn.

The Ayton Conservation Area is made up of historic properties on the High Street, Beanburn, Tower Road and part of The Crofts. A range of different building types can be found including detached villa style properties and properties built in rows. Any alterations or new development within the Conservation Area should seek to respect individual buildings and the wider character.

There are three housing allocations within Ayton, the most recent allocation (AAYT0004) was brought forward as part of the Housing SG.

PREFERRED AREAS FOR FUTURE EXPANSION

Ayton Castle Garden and Designed Landscape will be protected from development which constrains building to the east of Ayton. The preferred location for future development is to the north west of the settlement on the south side of the B6355. Ayton is surrounded by prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING






SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AAYT0003	Lawfield	1.3	20
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from housing allocation AY1A to the south east • Provide a pedestrian/cycle link to Lawfield Drive/Primary School • Leave the possibility for future road links to land to the north west • Structure planting/landscaping should be provided to the north and west, to reinforce the settlement boundary and safeguard the amenity of adjacent houses • The long term maintenance of landscaped areas must be addressed • Archaeological evaluation and mitigation required as the site is in an archaeologically sensitive area • Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended • Site design should utilise the south facing aspect for energy efficiency • A flood risk assessment is required to inform the site layout, design and mitigation. 			
AY1A	Beanburn	1.5	24
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access to be taken from Beanburn, extending the existing access • Provide a pedestrian/cycle link to the Primary School • Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended, particularly at the south western boundary • Site design should utilise the south facing aspect for energy efficiency • Respect the residential amenity of properties already on the site. 			
AAYT0004	Land North of High Street	0.7	6
Site Requirements			
<ul style="list-style-type: none"> • The adjacent watercourse should be taken into consideration in the detailed design of the site • Protection of boundary features (hedgerows and trees) where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge • The long term maintenance of landscaped areas must be addressed • Archaeology evaluation/mitigation is required • Potential contamination on the site should be investigated and mitigated • Respect the amenity of existing neighbouring properties • A flood risk assessment is required to assess the risk from the small watercourse adjacent to the site, which should be taken into consideration in the detailed design of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSAYT0001	Ayton Playing Field	0.9

Scottish Borders Council
Local Development Plan 2023

Ayton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

BIRGHAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
285



PLACEMAKING CONSIDERATIONS

Birgham is situated within the lowlands associated with the River Tweed which flows to the south of the settlement. The village follows a largely linear form along the A698, with modern housing built at Treaty Park to the north. There has been recent housing development to the east of the village, including on the previously allocated site (ABIRG003). This site has consequently been removed from the Plan. The land surrounding Birgham is relatively flat, characterised by arable and pastoral fields, while the land slopes down to the River Tweed.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

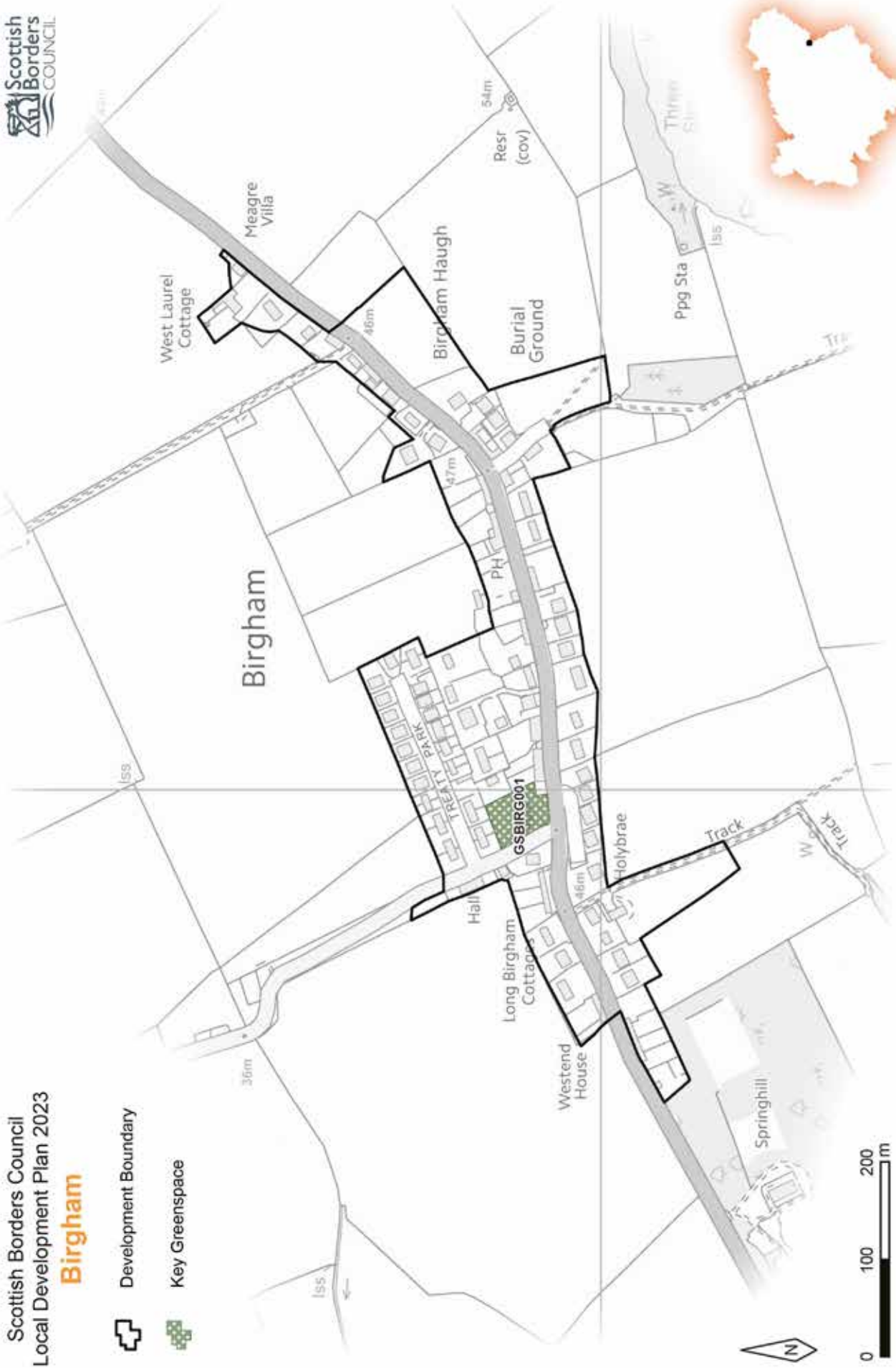
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBIRG001	Birgham Playing Field	0.3

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Local Development Plan 2023

Birgham

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

BLYTH BRIDGE

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
145



PLACEMAKING CONSIDERATIONS

The village has expanded significantly over the past thirty years or so with the majority of properties in the village being built within that period. The original village was based around the Kirk and the Mill next to the river crossing and to the north at Blyth Farm. New development has filled in between these two areas. The most attractive feature of the village is the area around the category 'B' listed Old Mill.

The village lies at the bridging point of the Tarth Water, is south west facing, and is open to views particularly when approaching from the south west. Blyth Bridge lies on the lower slopes of the Drochill Hill range to the east and in the valley that this creates with the lower lying hill ranges on the east and north around Blyth Moor. To the south lies the Lochurd Hills beyond Kirkurd.

The area of open space to the east of the A701 provides an important setting to the village and will be protected from development.

The play park has been identified as a Key Greenspace within the Plan and will receive protection under Policy EP11 Protection of Greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

It is considered that the village is not suited to large scale development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBLYT001	Play Area	0.1

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

BONCHESTER BRIDGE

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
207



PLACEMAKING CONSIDERATIONS

The Teviot Valleys Special Landscape Area is located to the north and east of the village.

The settlement developed around the bridge crossing of the Rule Water, close to its confluence with Hob's Burn - a minor tributary from the west. It is here that the older, mainly stone buildings are found. The main expansion in recent years has taken place at the southern end of the village at Forest Road. The settlement contains a public house.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

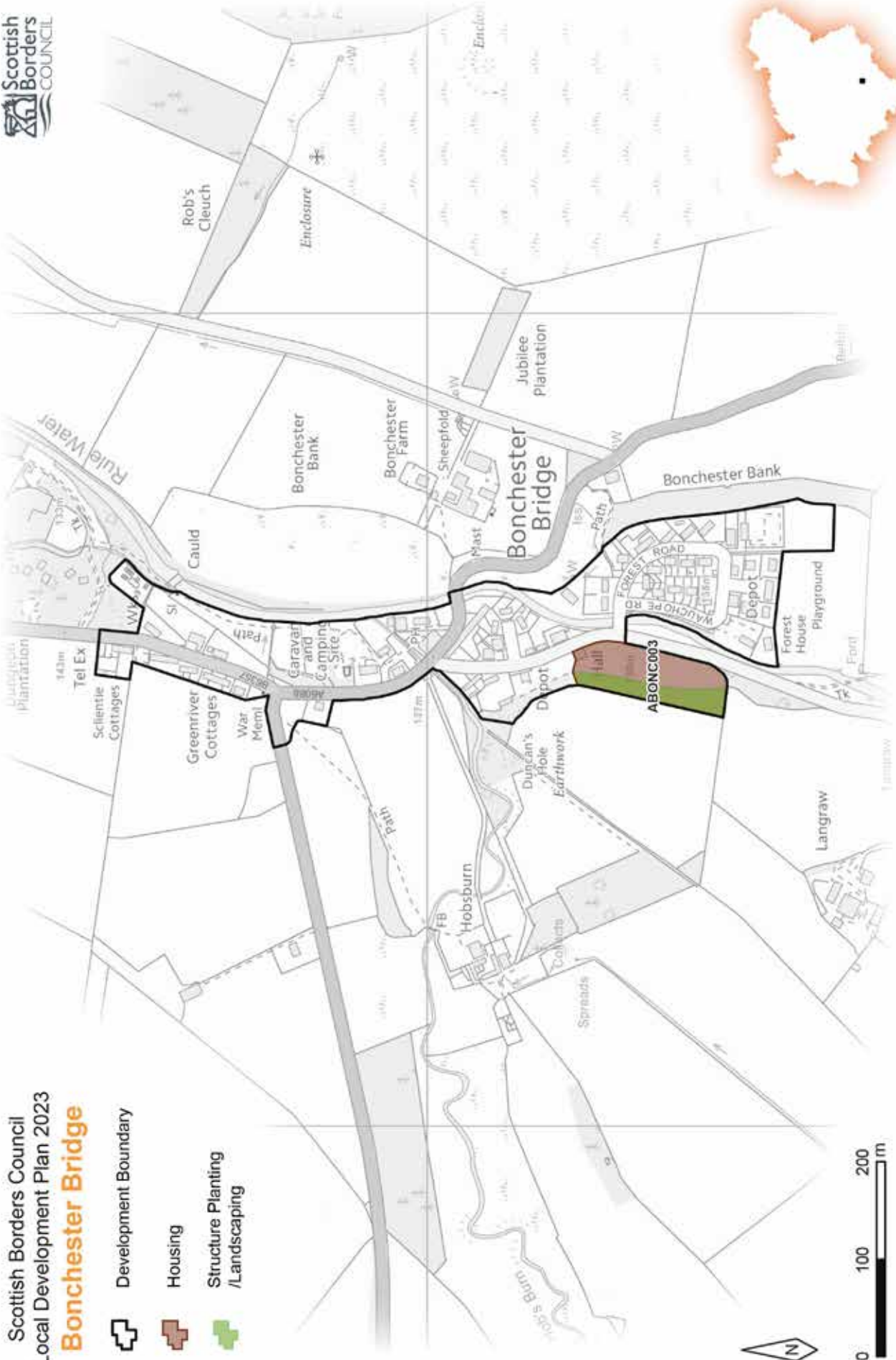
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABONC003	Site opposite Memorial Hall	1.2	8
Site Requirements			
<ul style="list-style-type: none"> Exclude steep slopes to west from developable area and plant with trees to create woodland landscape No development shall take place on the functional flood plain (small area in north west corner of site) or above existing culverts A flood risk assessment is required to inform the site layout, design and mitigation. 			

Scottish Borders Council
Local Development Plan 2023
Bonchester Bridge

-  Development Boundary
-  Housing
-  Structure Planting / Landscaping



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SETTLEMENT PROFILE

BOWDEN

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
294



PLACEMAKING CONSIDERATIONS

The character of Bowden stems much from its physical context - a village set around its Green. The main focus of the Conservation Area is the distinct layout centred on the aforesaid Green, single to two-storey properties, near continuous rows and high quality materials and architectural detailing. The Conservation Area of Bowden includes almost all the village, Bowden Kirk, the Mill and the Manse.

Bowden is also located in a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

Given the sensitivity of the character and setting of Bowden, there is limited scope for future expansion.

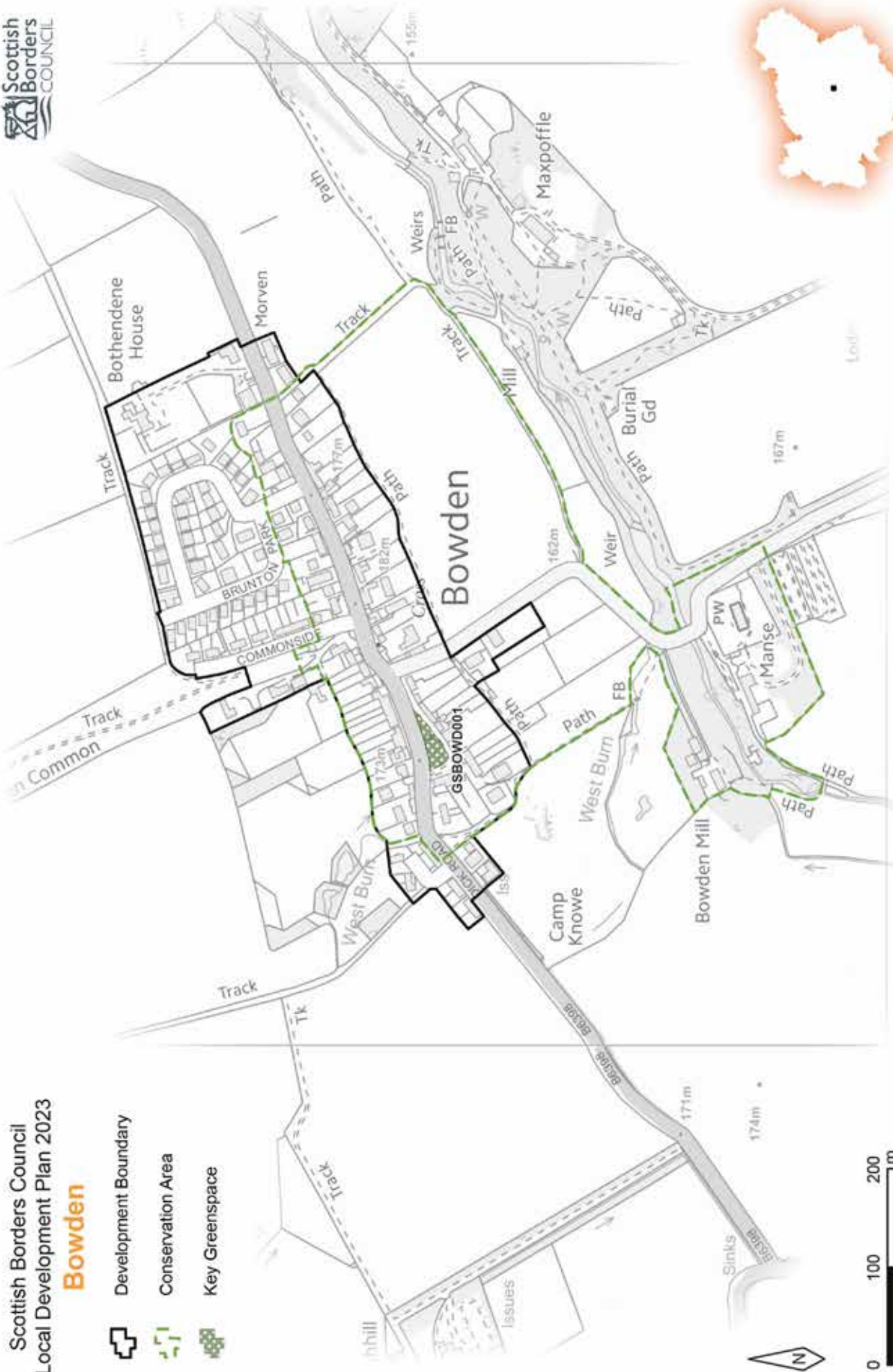
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBOWD001	The Green	0.1

Bowden

- Development Boundary
- Conservation Area
- Key Greenspace



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SETTLEMENT PROFILE

BROUGHTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
323



PLACEMAKING CONSIDERATIONS

Broughton lies on the wide valley floor at the point where the Biggar Water and the Broughton Burn converge before issuing to the Tweed. The valley is framed by Trahenna Hill to the north east, Goseland Hill to the west and Whitslade Hill to the south. The north part of the village lies on lower lying slopes of Langlawhill. The village sits within the Upper Tweed National Scenic Area. The Borders Landscape Assessment describes the area as an “Upland Valley with Pastoral Floor” characterised by flat valley bottom pastures, strongly enclosed by steep valley side merging with heather and forest covered uplands.

The village lies on the A701 principal road and this provides the village with a direct route north to Edinburgh and south to Moffat. There are two separate parts to Broughton. The older part is known as ‘The Village’, constitutes a double line of cottages, mostly in local stone, on either side of the Moffat to Edinburgh road. The more recent part of Broughton lies to the south of the original village where the Broughton Burn joins the Biggar Water, heading towards Calzeat. Within ‘The Village’ where the properties are built tight to the back of the footpath and adjoin each other the settlement feels enclosed; whilst to the south of the settlement the properties tend to be set back from the footpath and are generally detached or semi-detached. It is also the south of the settlement that particularly benefits of the views of the surrounding landscape.

The Plan provides two housing allocations; both are located to the north east of the village. They are Dreva Road and Springwell Brae. Additionally, there is planning permission for a housing development on the western side of Dreva Road opposite the two housing allocations and the existing housing at Springwell Brae. The site extends up to the development boundary to the south of Elmsfield. The Plan also safeguards an established business and industrial site – Former Station Yard.

The playing fields to the north of the primary school provide an important recreational area for the community and will be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer, and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond this Local Development Plan will be the area to the West of the A701 at Corstane adjoining the Biggar Road. The area for future growth indicated in this profile will require detailed assessment during the next appropriate Local Development Plan Review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TB200	Dreva Road	2.4	10
Site Requirements			
<ul style="list-style-type: none"> Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Broughton Burn Consideration should be given to the design of the overall site to take account of the National Scenic Area Vehicular access will be via the Dreva Road, upgrades will be required Consider the potential for any culvert removal and channel restoration A flood risk assessment is required to assess the risk from the small watercourses which flow along the perimeter of the site, and for consideration to be given to whether there are any culverted watercourses within the site. Mitigation measures may be required during design stage. 			
TB10B	Springwell Brae	0.6	10
Site Requirements			
<ul style="list-style-type: none"> Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Consideration should be given to the design of the overall site to take account of the National Scenic Area Vehicular access to be achieved from Springwell Brae. Upgrades along the Dreva Road will also be required. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL43	Former Station Yard	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Existing landscape features to be retained The established pathways onsite to remain free from any built structure so to ensure access for pedestrians, horse riders or cyclists A flood risk assessment is required to assess the risk from the Biggar Water and small watercourse which flows along the perimeter of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBROU001	School Playing Fields	2.2

Scottish Borders Council
Local Development Plan 2023
Broughton

-  Development Boundary
-  Key Greenspace
-  Housing
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

BURNMOUTH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
265



PLACEMAKING CONSIDERATIONS

Burnmouth is made up of a series of dispersed coastal settlements located on the rugged North Sea cliffs, with Partanhall, Lower Burnmouth, Cowdrait and Ross, all at sea level, and Upper Burnmouth located between the A1 and the east coast railway line. The settlement is originally based on the historic harbour set at the foot of a dramatic incline and the listed converted railway station house is located within the upper level. Other significant Listed Buildings include the post-war Council housing at the shore.

The coastline on which Burnmouth sits is part of the Berwickshire and North Northumberland Coast Special Area of Conservation and is also designated as part of the Berwickshire Coast Special Landscape Area. Any development in Burnmouth, particularly at the shore line, will need to take cognisance of the Local Development Plan (LDP) policies associated with these designations.

Burnmouth has one housing allocation located to the west of the settlement, which remains undeveloped.

PREFERRED AREAS FOR FUTURE EXPANSION

The future growth of Burnmouth is constrained for a number of reasons including, potential impact upon the character and setting of the village, existing settlement pattern, surrounding prime agricultural land and the lack of services.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABURN003	Lyall Terrace II	0.9	10
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

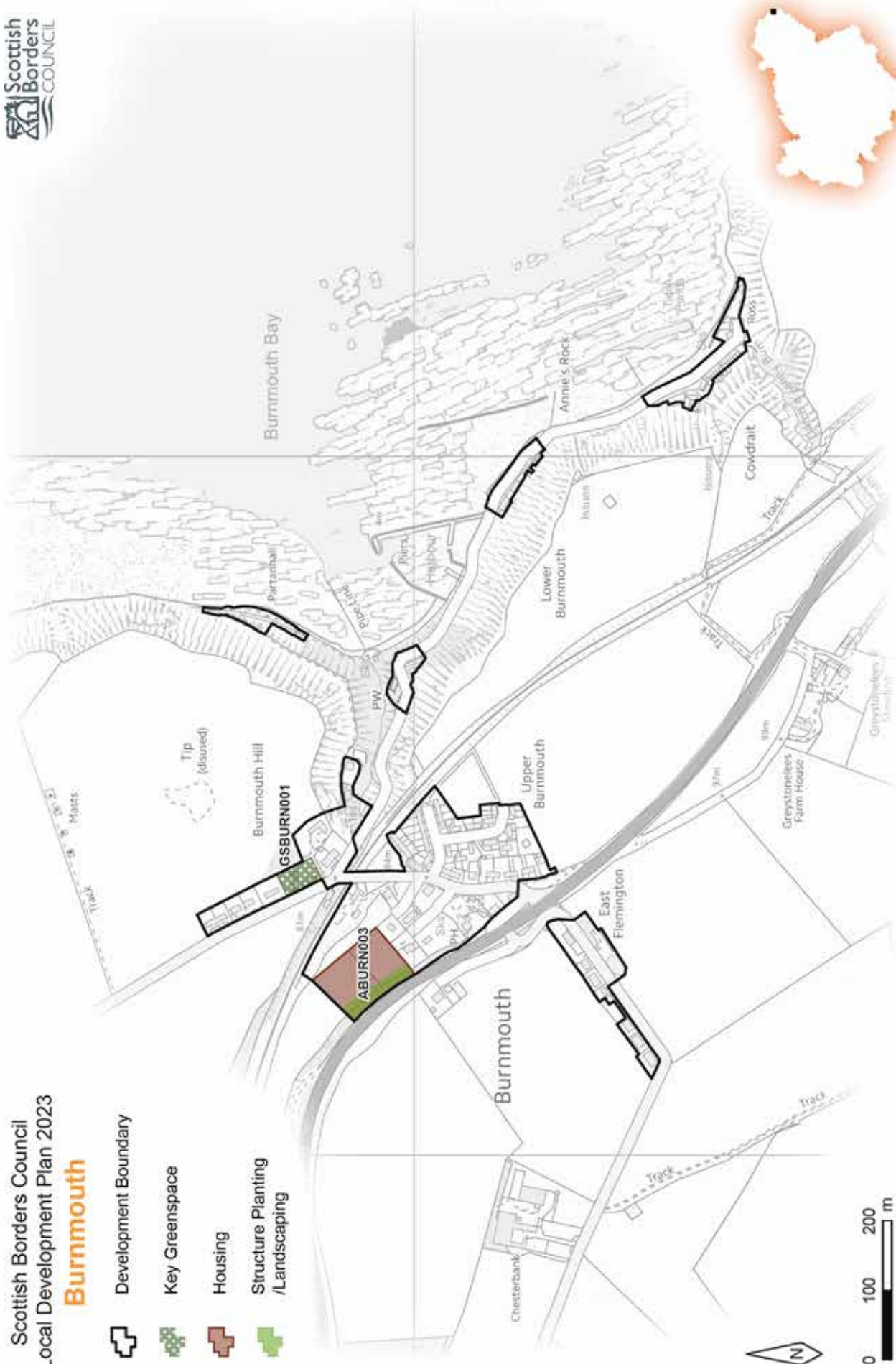
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBURN001	Burnmouth Hill	0.2

Scottish Borders Council
Local Development Plan 2023

Burnmouth

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting / Landscaping



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SETTLEMENT PROFILE

CARDRONA

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
883



PLACEMAKING CONSIDERATIONS

Cardrona is unique in the Scottish Borders in that it was a master planned new village. The village lies within the River Tweed valley and straddles both sides of the river. The village lies to the southern side of the valley and benefits from a high degree of visual enclosure from the A72. The valley is formed by the Lee Pen, Kirk Law and Lee Burn Head along the northern side of the river and Wallace Hill to the south.

Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsburgh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising a hotel, golf course and village.

The village has been developed around a central village green, and is well connected with a footpath network that links the settlement through to the countryside. A landscape framework plan was developed as part of the master plan for the settlement, to take advantage of the existing plantations of coniferous woodland planted along the northern boundary of the site and that which had self-seeded along the route of the former railway line. Additional planting has been put in along the golf course that surrounds the village and also along the southern boundary to the B7062.

The Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

Located outside the settlement, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike.

The Plan provides one mixed use allocation to the north west of the village. This site is identified for a mix of uses including commercial and employment.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Nether Horsburgh (SCARD002).

The Nether Horsburgh longer term mixed use area will be required to be subject to further assessment as part of the next Local Development Plan Review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCARD006	North of Horsbrugh Bridge	1.9	25
Site Requirements <ul style="list-style-type: none"> The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development A Flood Risk Assessment will be required to inform the development of the site Provision of structure planting will be required to enhance, enclose and shelter the site Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCARD002	Land at Nether Horsburgh	23.8	TBC
Site Requirements <ul style="list-style-type: none"> Flood Risk Assessment required, to assess the risk from the small watercourses which flow through and adjacent to the site, as well as the River Tweed. The small watercourses running through/ alongside the development should be safeguarded and enhanced as part of any development Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development. Additional water quality buffer strips may be recommended Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment or Water Impact Assessment is required The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area) A masterplan to be prepared Transport Assessment is required for any development Consideration to re-routing part of the A72 through the site Protect existing boundary features, where possible Assessment of ecology impacts and provision of mitigation, as appropriate Mitigation to ensure no significant effect on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest Detailed planting scheme required The long term maintenance of landscaped areas must be addressed The design and layout of the proposed development will require to take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument Archaeology investigation/mitigation required The site must accommodate an element of business land and a potential new primary school. 			

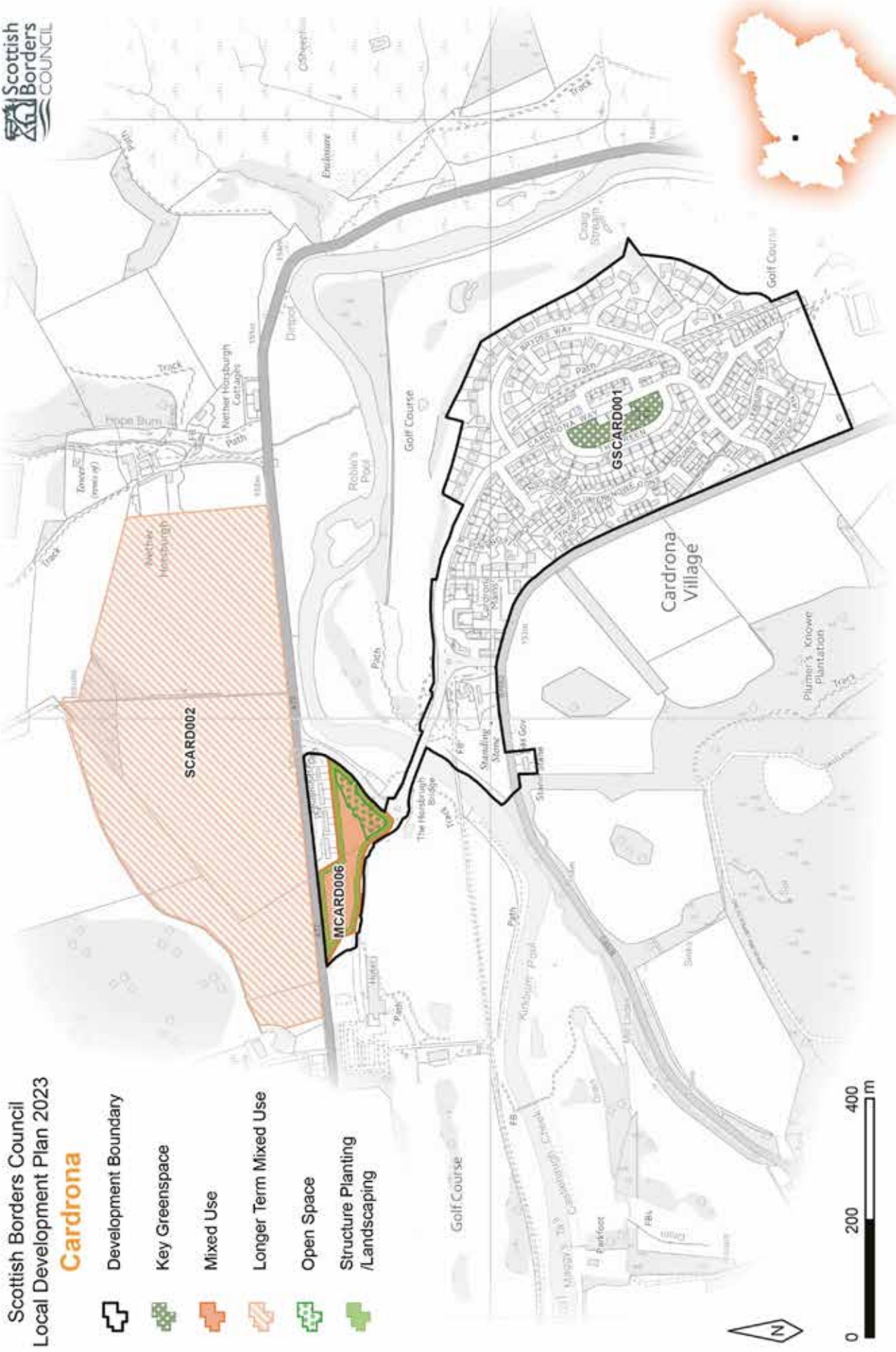
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARD001	The Green	0.8

Scottish Borders Council
Local Development Plan 2023

Cardrona

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Longer Term Mixed Use
-  Open Space
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

CARLOPS

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
156



PLACEMAKING CONSIDERATIONS

Carlops lies to the east of the Pentland Hills on the North Esk. The settlement Carlops was founded in 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggar Road. A significant feature of the Village is the remains of the former quarry, in other locations it would be seen as unsightly but here it is attractive in an unusual way.

Carlops is a linear village that possesses a distinct identity and virtually the entire village sits within the Conservation Area. The openness of the field to the front of Carlops Mains contrasts with the height of the former quarry and gives a sense of enclosure. The most important part of the Conservation Area is the rows of original cottages that have been little altered and are single storey with porches. Elsewhere in the settlement some properties rise to two storeys such as the Allan Ramsey Hotel and Carlops Mains. While the majority of properties front onto the A702, most of the cottages have some form of garden ground to the front. Beige sandstone, slate and harling are frequently used throughout. The majority of the cottages have simple vertical boarded doors. Details such as dry stone boundary walls, skews, stepped quoins, rybats and margins are features that are notable within Carlops and should be preserved.

The Plan does not propose any development proposals. The Village is subject to a high degree of protection, due to the high concentration of Listed properties and the extensive Conservation Area.

The greenspace to the front of Ramsay Cottages provides an attractive amenity space for the village and will therefore be protected.




DEVELOPMENT AND SAFEGUARDING PROPOSALS

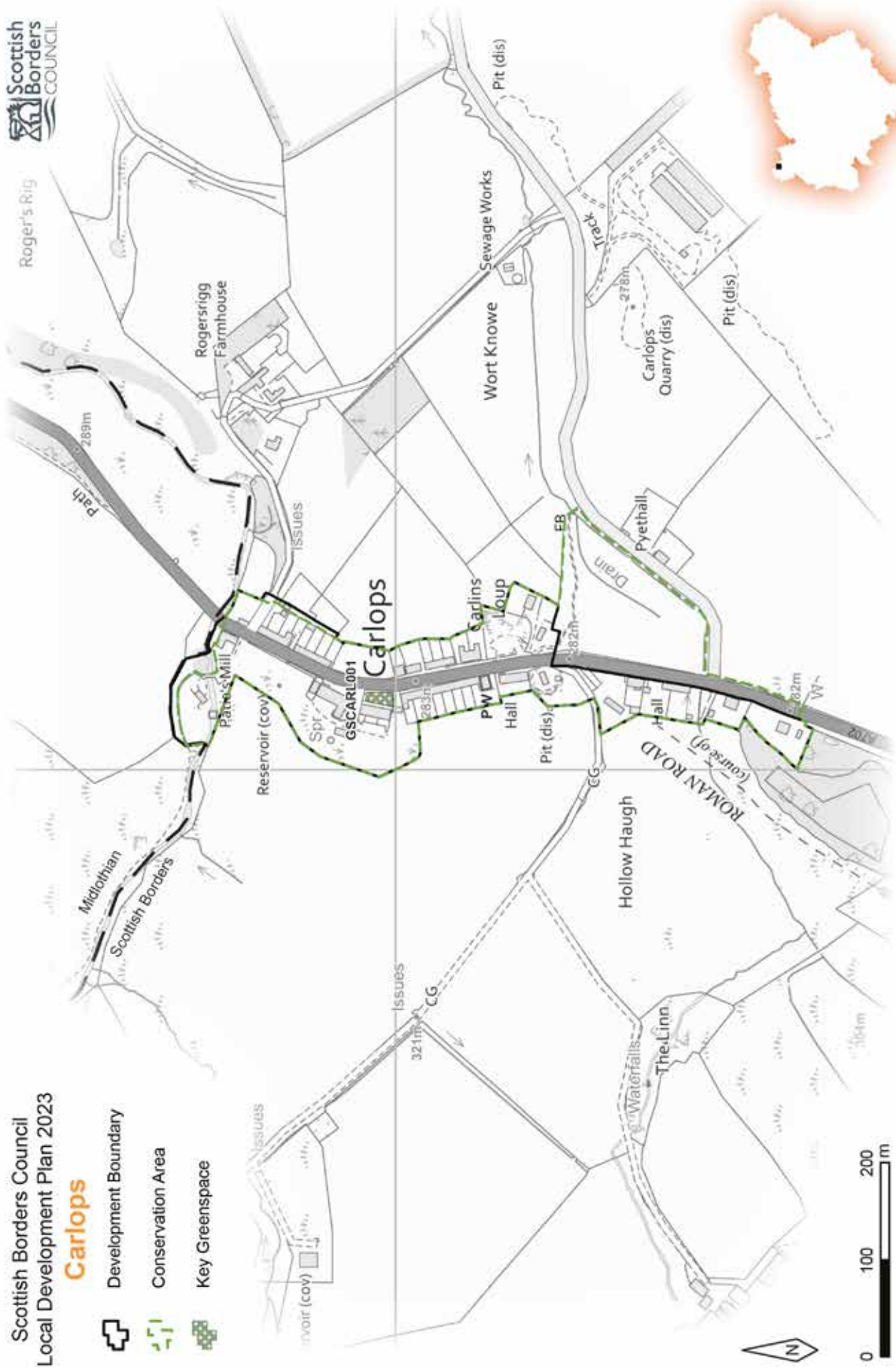
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARL001	Carlops Verge	0.03

Scottish Borders Council
Local Development Plan 2023

Carlops

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

CHESTERS

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
156



PLACEMAKING CONSIDERATIONS

The village is centred at the crossroads where the A6088 road is met by minor roads from Camptown and Jedburgh. A war memorial is located at the crossroads. The village has developed in a linear form, mainly eastwards along Chesters Brae (the Camptown road). The existing trees and hedges around the village add to its rural character. The area around the ruined churchyard, site of the former tower and former school is particularly attractive.

The village has a southerly aspect and sits in an agricultural upland landscape with impressive views of the Cheviot Hills to the south. The land slopes to the south towards Jed Water. The Teviot Valleys Special Landscape Area is located to the north of the settlement.

The cemetery is identified as a key greenspace.

The absence of local services, the topography of the settlement and its location outside the Strategic Development Area means that it does not lend itself to significant levels of development. An allocated housing site at Roundabout Farm has been removed from the Plan.

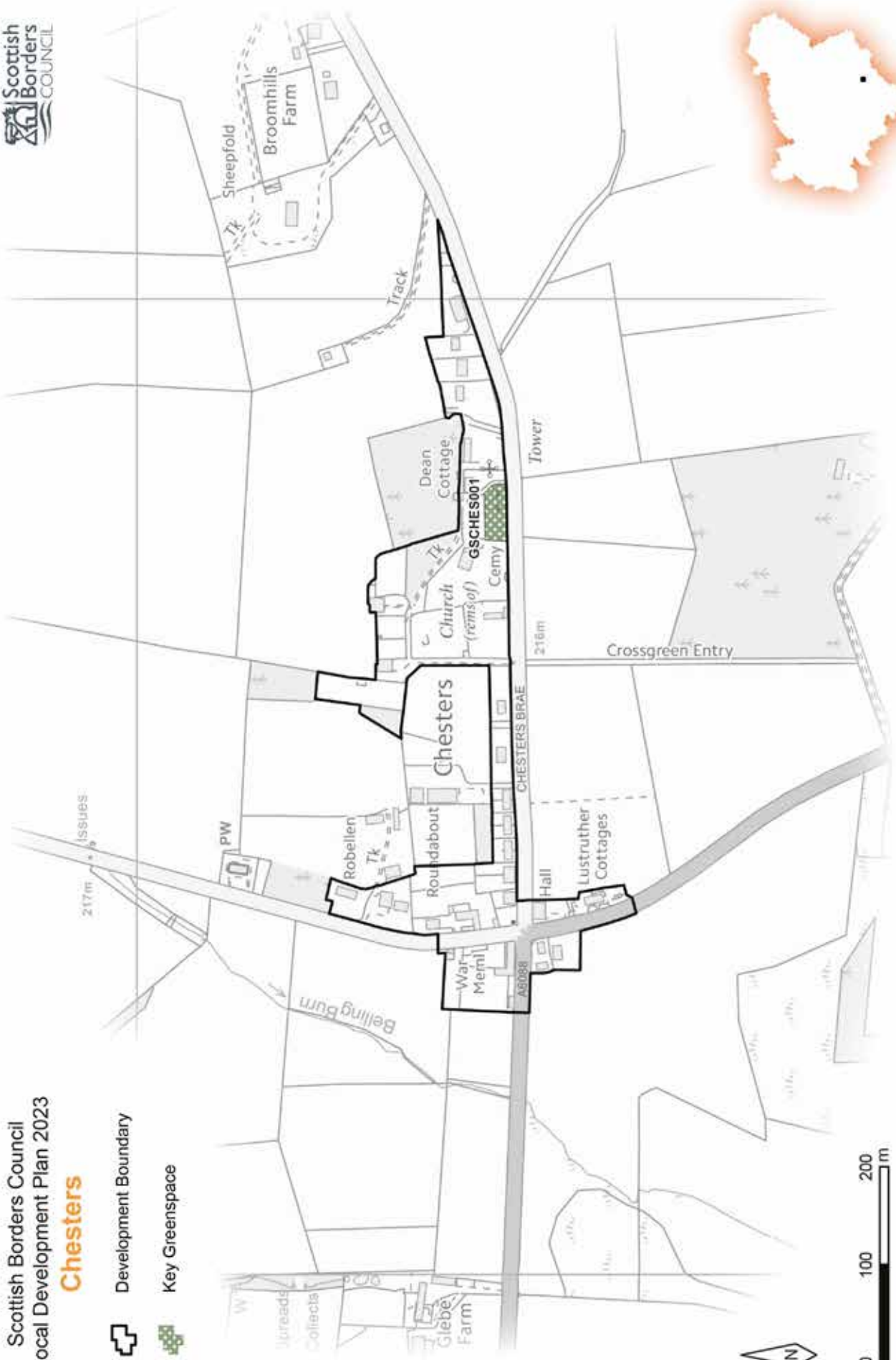
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHES001	Cemetery	0.2

Chesters

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

CHIRNSIDE

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
1,459



PLACEMAKING CONSIDERATIONS

Chirnside overlooks the Merse to the south and the Whiteadder Water flows from the north west down to the south east. The Parish Church is located to the south along the Kirkgate which heads northwards up-slope, with the buildings tight to the roadside. Main Street runs east to west at the upper side of the settlement. There has been large scale housing to the south west of the settlement and more recently housing along The Glebe.

Chirnside currently has housing, mixed use and business and industrial allocations which are not yet developed. The mixed use site (MCHIR001) provides the opportunity for new housing and a retail site close to the centre of the village which would support and enhance the current services available.

PREFERRED AREAS FOR PROPOSED EXPANSION

Future development will not be considered to the south of the A6015. A potential constraint is the prime agricultural land surrounding Chirnside.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACHIR003	Crosshill	0.5	8
Site Requirements			
<ul style="list-style-type: none"> • Main vehicular access to the site from Dominies Loan to the east. Improvements to the junction of Main Street/Dominies Loan and upgrades to the loan are required • Evaluation and mitigation of the potential archaeological interest of medieval structures is required • Structural planting/landscaping is required in the north and west of the site to screen the site, create a new settlement boundary and protect the amenity of adjacent residential areas • The long term maintenance of landscaped areas must be addressed. • Evaluate and mitigate flood risk from overland flow • Adjacent footpath should be protected. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL1	Southfield	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Ensure pedestrian access to the Kirkgate is maintained • Satisfactory planting to be carried out on northern, southern and eastern boundaries where required to safeguard residential amenity • Long term maintenance of landscaped areas must be addressed • Ensure vehicular access to A6105 is maintained. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL25	Berwick Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			








MIXED USE

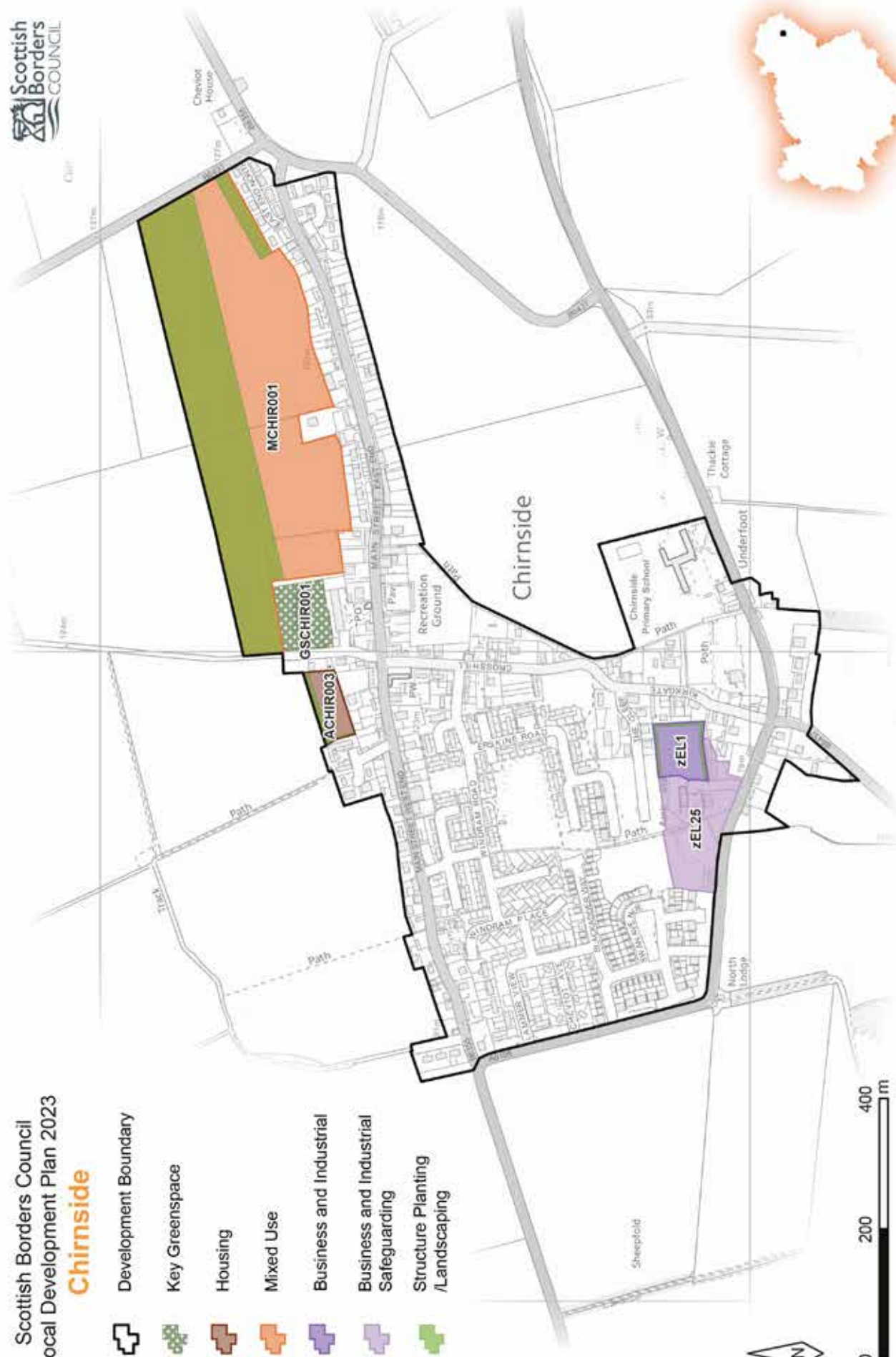
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCHIR001	Comrades Park East	13.2	60
Site Requirements			
<ul style="list-style-type: none"> • A mixed use site that incorporates 3 hectares for housing and 3 hectares for a retail opportunity close to the village centre • Provide pedestrian and cycle access to Main Street and protect adjacent paths • Create the main vehicular access from the road to the east and consider a minor access to the west. • Consider the potential for direct vehicular links to the Main Street and associated off street parking for Main Street properties • A substantial new woodland boundary to create a new natural development boundary and contain the site. It should have a footpath running through it that allows access to Comrades Park football ground • The large structure planting/landscaping on the northern part of the site is indicative only and the full extent of it will be considered in more detail at the planning application stage • The long term maintenance of landscaped areas must be addressed • Design and layout should be sympathetic to the local character and take advantage of southern aspect for energy efficiency and solar gain. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHIR001	Comrades Park Football Ground	0.8

Scottish Borders Council
Local Development Plan 2023
Chirside

-  Development Boundary
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

CLINTMAINS

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
N/A

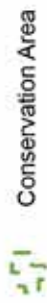


PLACEMAKING CONSIDERATIONS

The Conservation Area of Clintmains covers the majority of the village. Its name stems from “the farm by the lake”. The village was originally built for the workers of Mertoun Estate – the property of the Duke of Sutherland.

A well-preserved village, Clintmains’ original estate layout is still intact with the Green providing a significant contribution to the amenity of the village. Properties range from single to two storeys in height. Building materials that are found within the Conservation Area are sandstone, harl and slate. Whinstone can also be found in parts. It is notable that within Clintmains, properties that have been harled tend to have sandstone margins around their openings, while those that are finished with stonework are complete with sandstone quoins and rybats. These details along with other architectural details such as sash and case windows (of various patterns), transom lights or integral door lights, all contribute significantly to the character and appearance of the Conservation Area.

Clintmains



Conservation Area



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SETTLEMENT PROFILE

CLOVENFORDS

HOUSING MARKET AREA
Central



LOCALITY
Tweeddale



POPULATION
562



PLACEMAKING CONSIDERATIONS

The settlement sits on undulating grasslands and is surrounded by rolling hills. The original settlement was clustered around the Clovenfords Hotel beside a bridging point over the Caddon Water.

The settlement is on the strategic public transport network. It has regular bus services between Edinburgh, Galashiels and Melrose. The settlement is within a ten minute drive time from the railway stations at Galashiels and Stow.

A Special Area of Conservation follows the Caddon Water through the western parts of the village; this requires special consideration in terms of development. The area around the Caddon Water is also under risk of flooding.

The Plan provides a housing allocation to the south west of the village named Clovenfords West. There is one area, at Meigle Row, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is fully developed the preferred areas for future expansion beyond the period of this Local Development Plan will be the area to the north east of the settlement and also to the south of the recently developed housing at Meigle. The areas suggested for future growth are indicative only and will require further detailed assessment during the next review of the Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EC6	Clovenfords West	4.9	60
Site Requirements			
<ul style="list-style-type: none">Refer to approved Planning Brief.			

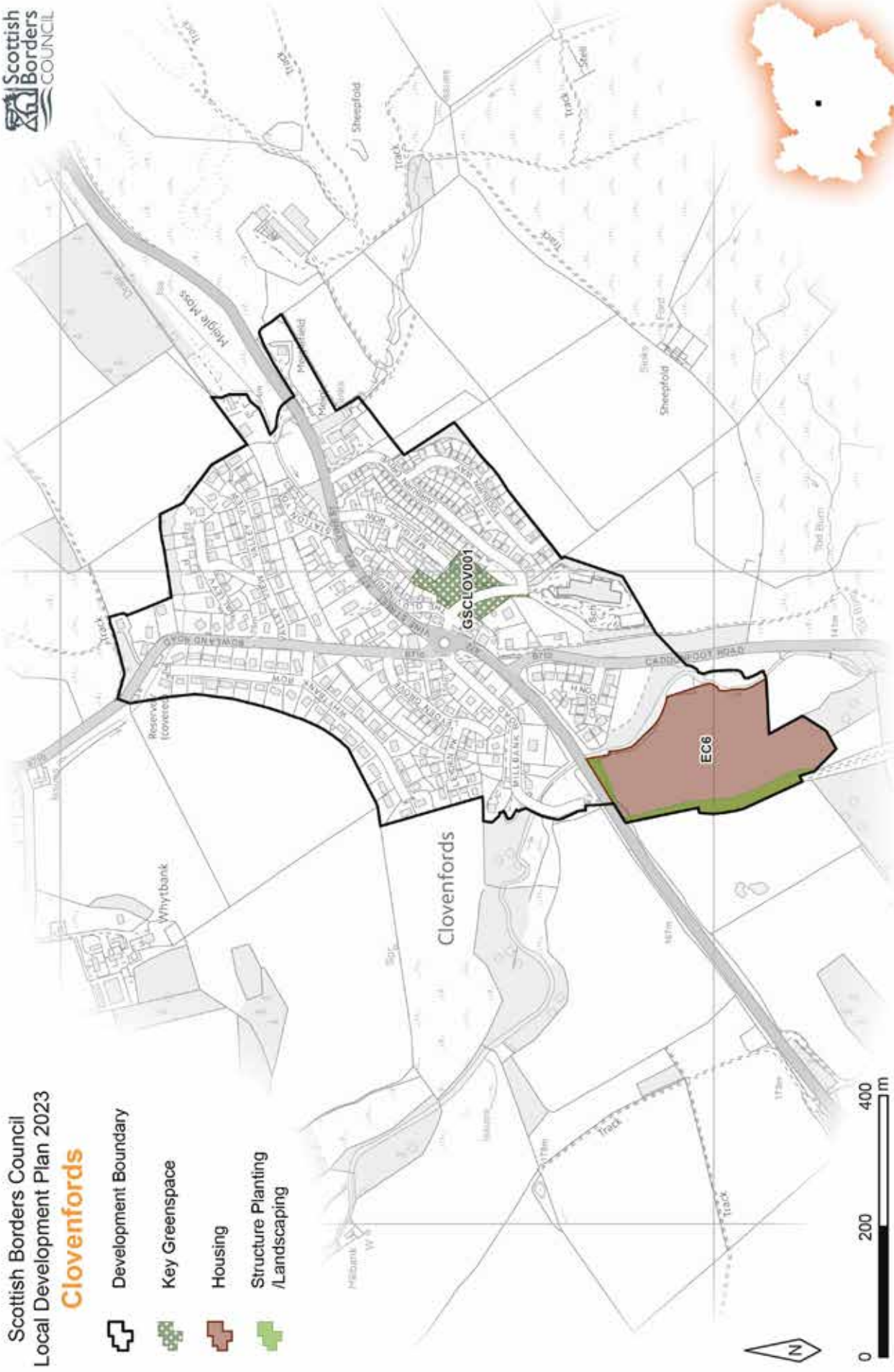
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCLOV001	Clovenfords Green	0.7

Scottish Borders Council
Local Development Plan 2023
Clovenfords



-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

COCKBURNSPATH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
434



PLACEMAKING CONSIDERATIONS

Cockburnspath overlooks the North Sea and the Berwickshire Coast Special Landscape Area. The settlement has grown outward to the south-west from the market square and the old 'Mercat' cross. The village has developed on a south-west facing slope and as a result development off Hoprig Road, which winds through the village, is on different levels. In the last 20 years the settlement has expanded gradually northwards with a modern housing development at Toll View/Lady Hall.

The Conservation Area covers the historic core of the settlement and there are many distinctive townscape characteristics that provide a sense of place. Properties range from single storey outbuildings that line the east side of the Kirkyard, to storey and a half, and two storeys around The Square. The use of building materials, such as sandstone, harling, pantiles and slate, and architectural details such as transom lights, sash and case windows, and bay windows all add to the character. Any new development must aim to positively contribute to the Conservation Area.

Cockburnspath has two housing allocations which have yet to be developed.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are developed the preferred area for expansion would be between the development boundary and Pathhead House to the north. Development into open fields to the west and over the road to the east should be avoided to maintain the settlement form. This land is also designated as prime agricultural land. Expansion to the south would be impractical due to the operational mineral working and the topography. In addition, the restrictive road network within the village would adversely affect the potential for further development land in the immediate surrounds.

DEVELOPMENT AND SAFEGUARDING PROPOSALS






HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BC04B	Dunglass Park	3.8	45
Site Requirements			
<ul style="list-style-type: none"> • Safeguard the existing right of way from Toll View onto the A1 access road and on the western edge of the site, leading into the village, and provide for pedestrian and cycle links through the site • Take vehicular access from the existing link off the A1 access road at Lady Hall Road, in line with Roads Planning advice • Explore the potential for extending the building line along the A1 access road at the southern part of the site • Safeguard the existing planting on eastern edge of the site; safeguard and extend the planting on the northern and southern edges; provide planting on the western edge of the site • Protect the amenity of existing residential properties • Take advantage of the long views and southerly aspect of the site. 			
BC010B	Burnwood	1.8	30
Site Requirements			
<ul style="list-style-type: none"> • Safeguard existing planting on the eastern boundary and provide planting along the southern boundary • Take advantage of the southerly aspect of the site • Maximise the potential of long views from the site • Provide for pedestrian and cycle links, and a minor vehicular access through to Croftsacre and on into the village • Vehicular access from the A1 access road that runs adjacent to the site, in line with advice from the Council's Roads Planning team • A flood risk assessment is required to inform the site layout, design and mitigation. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOPA001	Church Hall	0.1
GSCOPA002	Cross	0.2
GSCOPA003	Allotments	0.1
GSCOPA004	Football Ground	0.8

Scottish Borders Council
Local Development Plan 2023
Cockburnspath

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

COLDINGHAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
563



PLACEMAKING CONSIDERATIONS

Coldingham takes in an attractive rolling landscape with narrow and deeply incised stream valleys. The settlement lies along the Berwickshire coastline, which is designated as a Special Landscape Area and covers the rocky coastline of the Borders. The Priory forms a significant element of the settlement along with the narrow winding streets and the burns that flow from west to east.

An important characteristic of Coldingham is the rise and fall, and twists and turns of the narrow streets and lanes of the Conservation Area. Properties range from single, one and a half, and two storeys in height. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. The use of building materials are important; sandstone, harling, pantiles and slate all help form the character. Architectural details such as transom lights, sash and case windows, margins and rybats also add to the sense of place. Any new development must aim to positively contribute to the existing character of the Conservation Area. The Priory is a Scheduled Monument and is located to the east of Coldingham.

There are two housing allocations within Coldingham which are yet to be developed.

PROPOSED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion is the area to the west of Coldingham, on the north side of School Road. The road network would constrain development to the south of the town and development in other directions would be resisted due to the adverse impact on the character and setting of the village. A potential constraint is the surrounding prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS






HOUSING

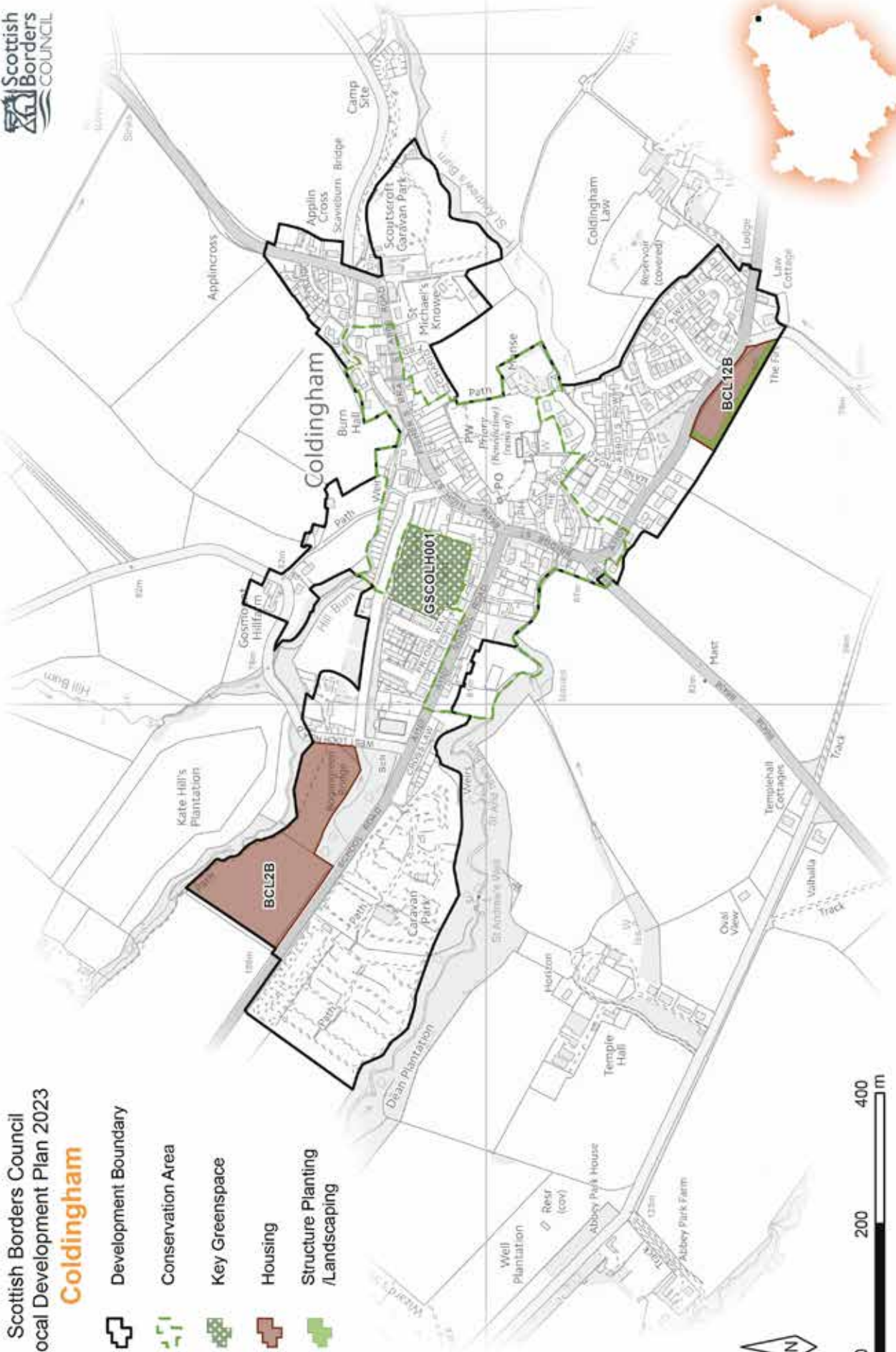
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCL2B	Bogangreen	3.3	36
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the Hill Burn and Bogan Burn and that consideration must be given to whether there are any culverted watercourses within the site. 			
BCL12B	The Firs	0.7	10
Site Requirements			
<ul style="list-style-type: none"> Consider an active frontage at the northern edge, onto the A1107 Ensure vehicular access off the A1107 and take cognisance of existing junctions and 30mph speed limits Ensure intermittent planting along the southern and western edge of the site to provide a defined settlement boundary Protect existing planting along northern and eastern edge where appropriate Take advantage of long views from the site Maximise solar gain from the southerly aspect. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLH001	Priors Walk Rec	1.2

Scottish Borders Council
Local Development Plan 2023
Coldingham

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

COLDSTREAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
1,946



PLACEMAKING CONSIDERATIONS

Coldstream is located at the Border on the banks of the River Tweed. It is an important 'gateway' into the Borders. The Conservation Area encompasses much of the historic core, including High Street, Market Street and Duns Road. The High Street changes in level along its length. The shops are centred along the High Street and not the Market Square as would be seen in most other market towns. The buildings within the Conservation Area are predominantly two or three storey and building materials vary including; sandstone, harling, slate and brick chimneys. Architectural elements such as rybats, margins, quoins, skews and transom lights are notable. Any development must aim to respect the Conservation Area and take account of these important features.

Coldstream has developed northwards from the historic core, through housing and industrial estates. There has been recent housing development to the north west of Coldstream, while road infrastructure has been put in place within the allocated business and industrial site (BCOLD001) to the north east. This provides an opportunity for businesses to locate within Coldstream. The fringes are identified for further housing and business and industrial development.

The River Tweed Special Area of Conservation wraps around the settlement boundary to the south and east, while 'The Hirsell' Garden and Designed Landscape lies to the west of Coldstream. These contribute to the character and setting of the settlement.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations. The housing allocation (ACOLD011) was brought forward as part of the Housing SG, while the most recent housing allocation (ACOLD014) has been brought forward as part of the current LDP.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer and SEPA, having regard to SEPA's Indicative River and Coastal Flood Maps (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The future expansion of Coldstream is constrained for the following reasons; 'The Hirsell' Garden and Designed Landscape sits to the west and the River Tweed floodplain lies to the south. The River Tweed provides a settlement edge to the east of Coldstream and there is a strong woodland tree belt along the south western edge, which contributes to providing a settlement edge on the southern side of Kelso Road. The River Tweed is designated as a Special Area of Conservation and any development proposals which could affect the designated site, would have to adhere to the requirements of LDP Policy EP1. The preferred area for expansion remains to the north of Coldstream and there is one longer term housing allocation identified for potential future development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCS3A	Guards Road	0.3	7
Site Requirements			
<ul style="list-style-type: none"> • Appropriate landscaping required within the site • Take vehicular and pedestrian access from Douglas Court • Ensure amenity of neighbouring residential properties is protected. 			
BCS5B	West Paddock	4.5	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
ACOLD004	South of West Paddock	1.5	20
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from allocated housing site BCS5B to the north • Creation of structural planting/landscaping along eastern boundary to protect amenity of houses to the south east • Structural planting/landscaping along the southern boundary of the site to screen development from the Hirsell Garden and Designed Landscape and improve the boundary of the settlement • Plant the field south of the site as woodland to screen new and existing residential development from the Hirsell Garden and Designed Landscape, enhance the setting of the settlement and create a recreational amenity • The long term maintenance of landscaped areas must be addressed • High quality design paying tribute to the local character of Coldstream • Preference to form pedestrian link into woodland walk on adjoining land to west which links into core path 46 • There are crop mark records in adjoining fields so it is likely that archaeological investigation would be required ahead of development. 			

ACOLD011	Hillview North 1 (Phase 1)	6.1	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD014) • Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required • Investigate the need for diversion of water main in the eastern part of adjacent site (SCOLD002) • Protection of boundary features (hedgerows and trees) where possible • Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south • Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the adjacent employment allocation (BCOLD001) • Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and (BCOLD001) • Vehicular access from Hill View, A6112 via site (BCOLD001) and a minor link from Priory Bank • Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces • A Transport Assessment will be required • Ensure connectivity to future longer term housing sites and adjacent employment site (BCOLD001) • Assessment of ecology impacts and provision of mitigation, as appropriate • The long term maintenance of landscaped areas must be addressed • Archaeology evaluation/mitigation is required • Potential for on-site play provision. 			
ACOLD014	Hillview North (Phase 2)	6.5	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) • Investigation of any potential flood risk within the site and mitigation where required • Protection of existing boundary features (hedgerows and trees), where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • New structure planting/landscaping should be planned, to improve the setting of the site and to establish a framework for delivery alongside (ACOLD011) to the south. This should include structure planting along the north, east and west boundaries, which would provide a settlement edge. Appropriate planting should be carried out along the northern part of the site to give adequate screening from the working farm to the north and the access to it. Existing shelter belts should be retained and enhanced with additional planting • The long term maintenance of landscaped areas must be addressed • Provision of open space to serve the site and wider settlement, which could link into the wider habitat and active travel networks. Locate open space along the eastern boundary of the site to provide a buffer between this area and the employment allocation (BCOLD011) • Drainage Impact Assessment is required, to establish what impact the development has on the existing network • Water Impact Assessment is required, to establish what impact the development has on the existing network • Ensure connectivity to the allocated housing site (ACOLD011) to the south, adjacent employment allocation (BCOLD001) to the east and future links to the longer term site (SCOLD002) to the west • Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces • Archaeology evaluation/mitigation is likely required • Vehicular access will be taken from the existing allocation (ACOLD011) to the south. A Transport Assessment is required for any development. 			

POTENTIAL LONGER TERM HOUSING (subject to review)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCOLD002	Hillview North 2	3.8	TBC
Site Requirements			
<ul style="list-style-type: none"> Refer to site requirements for ACOLD011 and ACOLD014 above. 			

BUSINESS AND INDUSTRIAL LAND

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCOLD001	Lennel Mount North	7.2	N/A
Site Requirements			
<ul style="list-style-type: none"> It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) and (ACOLD014) This is a business and industrial site as defined in Policy ED1 A site incorporating land for both long and short term Use Class 4, 5 and 6 employment use Vehicular access from the A6112 and Hill View. Improvements to the A6112/ Coldstream Mains Farm road junction A sense of arrival should be created at the entrance from the A6112 Enhancement to existing woodland south of the site which provides amenity space and will act as a buffer between the existing residential areas and employment uses Enhance existing footpaths. Create new footpath linkages through the site and links to the potential longer term housing area to the west Establishment of structural planting/ landscaping, including woodland, to create a setting for employment uses, shelter the site and create a new settlement boundary. This will also provide a buffer between the site and surrounding uses, including the potential longer term housing to the west Focus general employment uses in the centre of the site and office, business and lighter employment uses along the edges, which are in closer proximity to existing and potential longer term housing areas Design the site to relate to the potential longer term housing area to the west The long term maintenance of landscaped areas must be addressed A flood risk assessment is required to investigate flood risk and it is recommended that contact should be made with the council's Flood Prevention Officer, for more information on surface water. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL27	Coldstream Workshops	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL28	Hillview Industrial Estate	3.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

REDEVELOPMENT








SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR017	Duns Road	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Investigation of possible contamination Investigation of vehicular access from Duns Road. 			
zR019	Trafalgar House	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> Investigate the potential to redevelop/re-use the existing Listed Building. 			

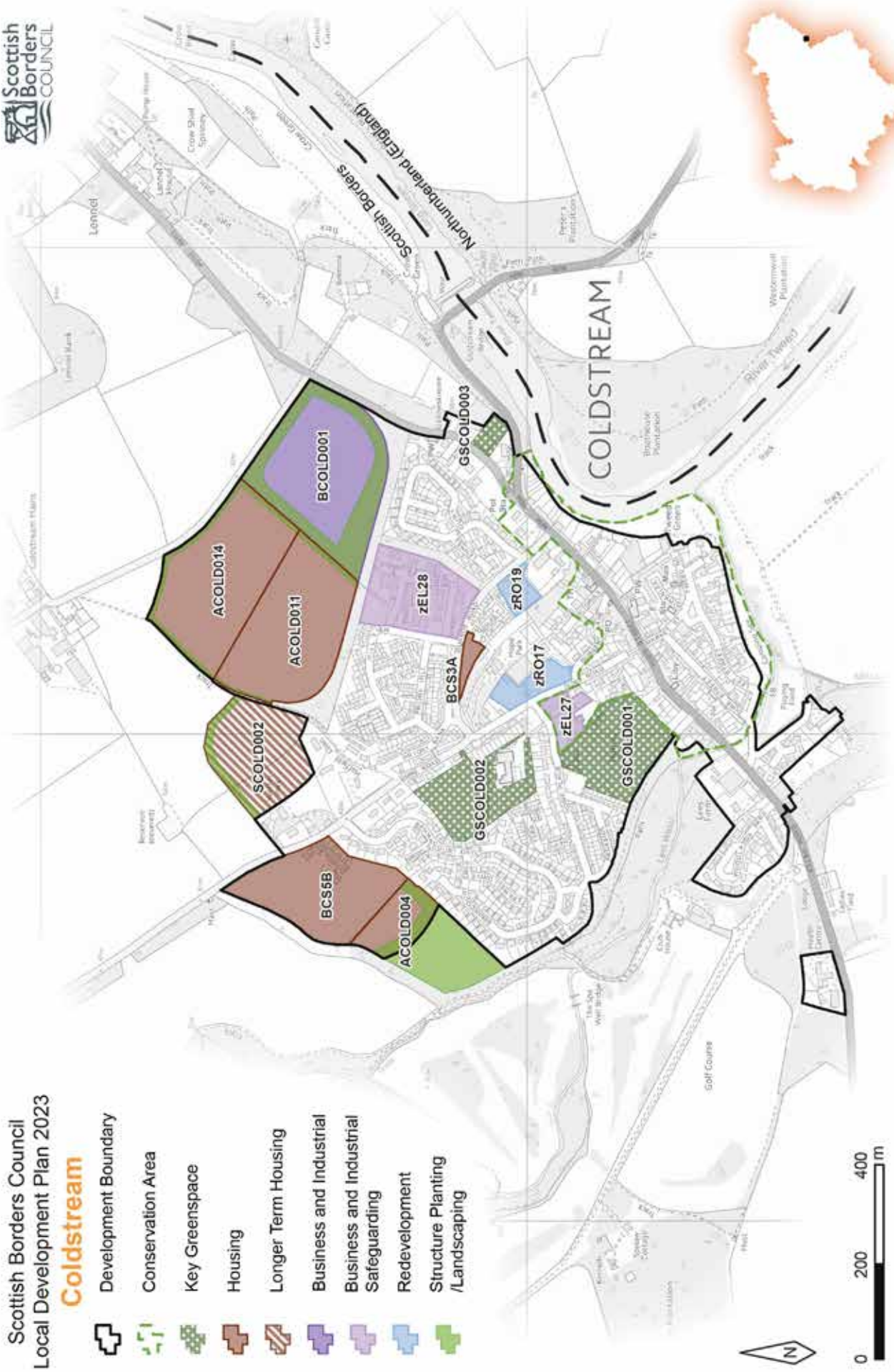
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLD001	Home Park	3.1
GSCOLD002	Coldstream Primary School	2.4
GSCOLD003	Tennis Courts	0.3

Scottish Borders Council
Local Development Plan 2023

Coldstream

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Redevelopment
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

CRAILING

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
101



PLACEMAKING CONSIDERATIONS

Crailling is situated on the A698 Jedburgh to Kelso Road, to the east of the Oxnam Water in the Teviot valley. The topography around Crailling is undulating with steeper ground to the south east; to the north the settlement enjoys open views out towards the Teviot valley.

Crailling has developed at a crossing point of the Oxnam Water adjacent to the parklands of Crailling House. Although originally focused on the river and bridge it is now dominated by the A698.

The Plan provides a housing allocation to the east of the settlement at Crailling Toll.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is developed, the preferred area for future expansion beyond the period of this Local Development Plan will be the area to the east of the existing housing allocation at Crailling Toll. The areas suggested for future growth are indicative only and will require detailed assessment during the next review of the Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

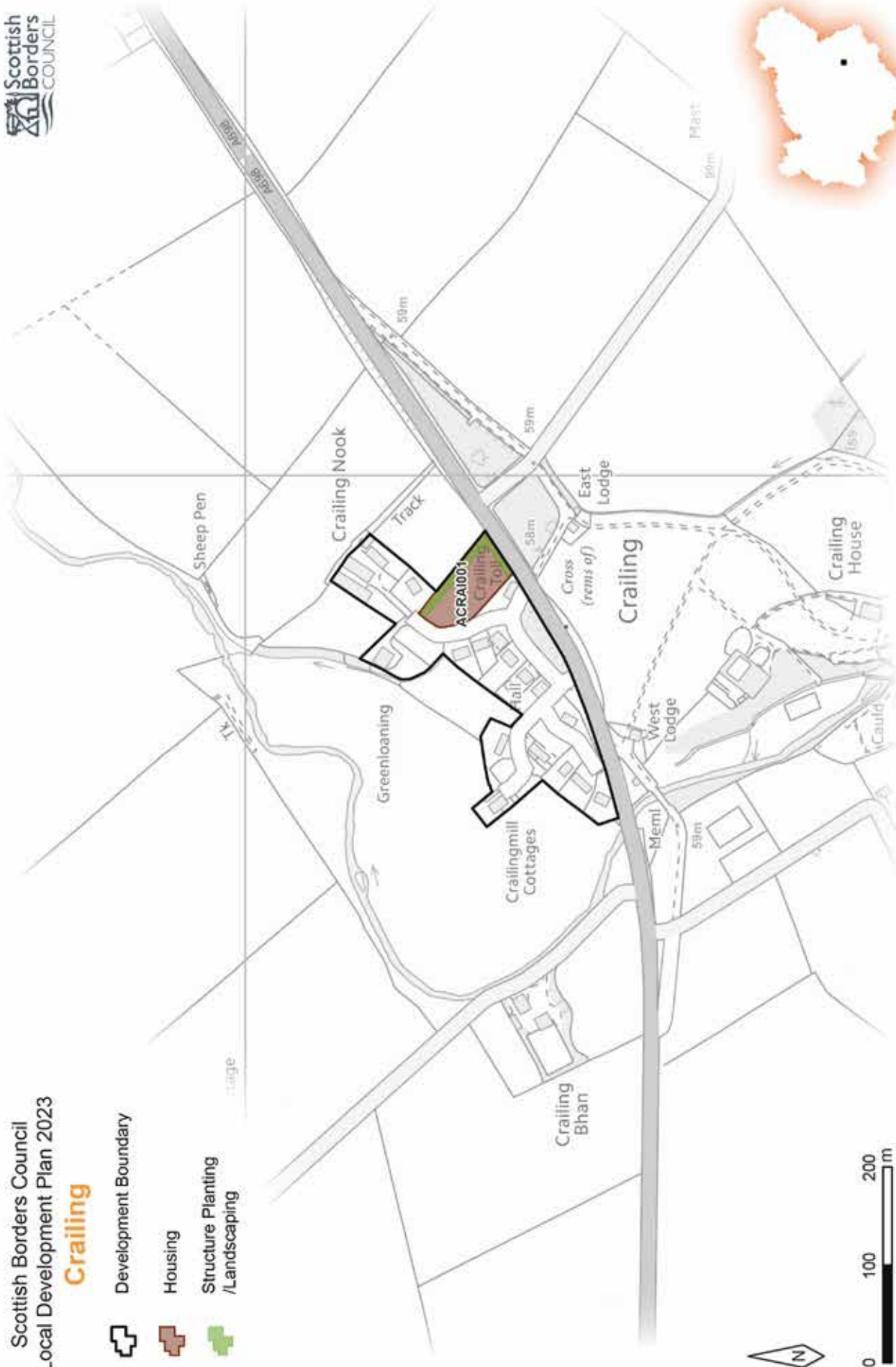
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACRAI001	Crailing Toll	0.5	5
Site Requirements			
<ul style="list-style-type: none"> • Structure planting required on the north eastern and eastern boundary to provide setting for development and to reinforce the settlement edge. A management scheme for planting will be required • Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement • Location of the culvert needs to be considered in the layout of the site in respect of the potential for flooding along with any potential for culvert removal and channel restoration • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Assessment of the requirement for archaeological evaluation along with associated mitigation measures is required • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • There should be no direct access onto the A698 • A flood risk assessment is required to assess the risk from the small watercourse which potentially is culverted within or adjacent to the site. Information should also be provided relating site levels to historic flood levels in the Teviot. 			

Scottish Borders Council
Local Development Plan 2023

Crailing

-  Development Boundary
-  Housing
-  Structure Planting
/Landscaping



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SETTLEMENT PROFILE

DARNICK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
397



PLACEMAKING CONSIDERATIONS

The Darnick Conservation Area incorporates the historic core of the settlement which is organic in nature. Its buildings are arranged in informal groups providing constantly changing views to the Eildon Hills.

A strong impact has been formed by a number of buildings within the Conservation Area fronting directly onto the main street, as well as the use of traditional building materials and high standard of architectural detail.

The village is located within a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The distinct character and setting of Darnick is recognised. As indicated in Figure EP6a, Policy EP6 (Countryside Around Towns) seeks to protect the areas between Darnick and Melrose, and Darnick and Tweedbank from development in the longer term primarily to avoid coalescence of the settlements, thereby retaining individual character.

Two formerly allocated sites within the village at Broomilees Road and Chiefswood Road are now complete and have been removed from the Plan.

There are two areas, namely Darnick Community Woodland and Darnick Community Woodland 2, identified as key greenspaces.

PREFERRED AREAS FOR FUTURE EXPANSION

With regard to Darnick's proximity to the railway station at Tweedbank and its prime location within the central housing market area, the settlement will be the subject of continued development pressure. Any sites for future expansion will require further detailed assessment during the next Local Development Plan review.

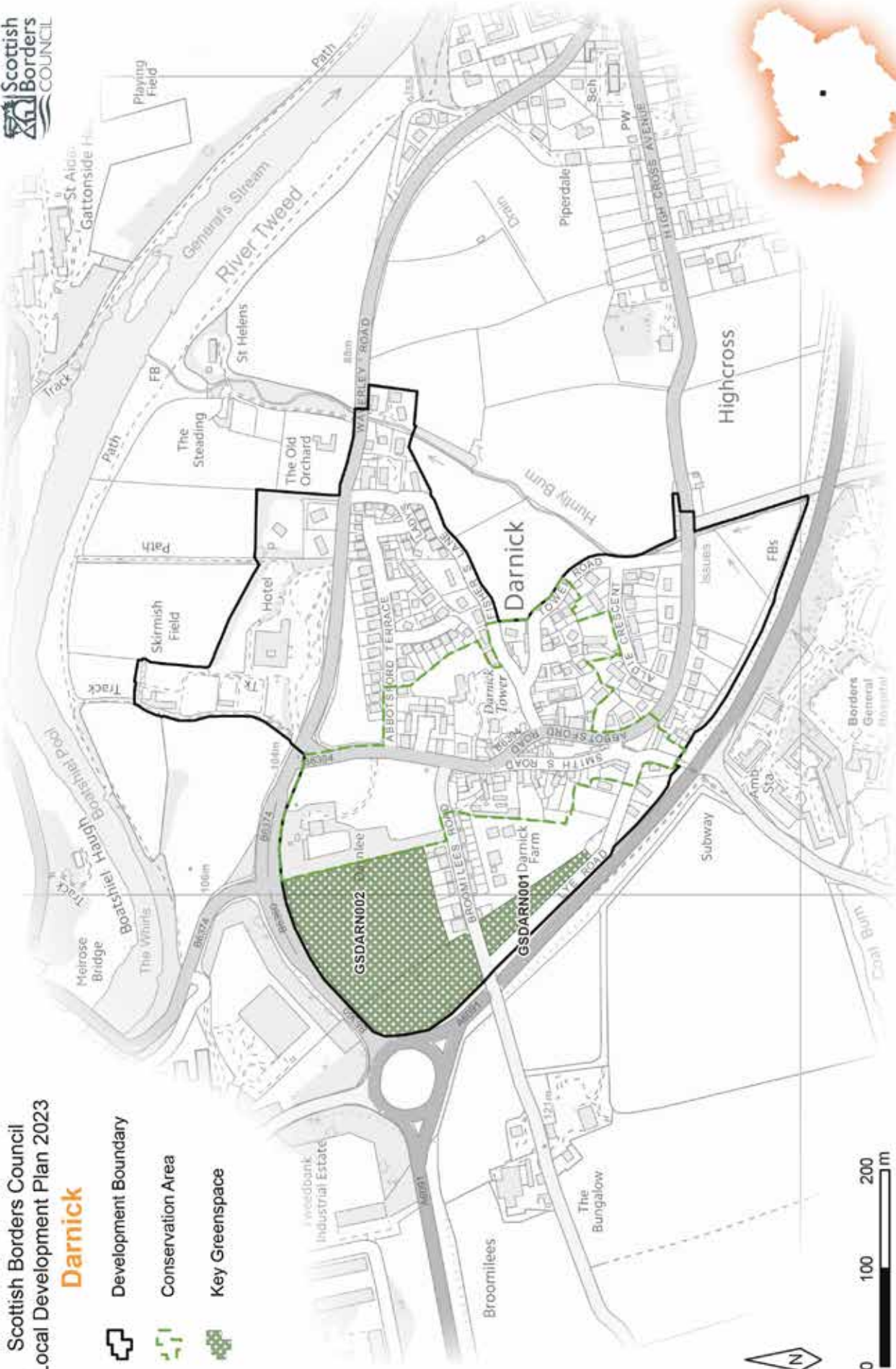
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDARN001	Darnick Community Woodland	0.6
GSDARN002	Darnick Community Woodland 2	3.6

Scottish Borders Council
Local Development Plan 2023
Darnick

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

DENHOLM

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
653



PLACEMAKING CONSIDERATIONS

The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. The village is set within the landscape of the lowland valley of the Lower Teviot. The River Teviot, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. Denholm Dean, the wooded valley of the Dean Burn, forms a natural edge to the west of the village. The village is surrounded by the Teviot Valleys Special Landscape Area.

Denholm Conservation Area includes the central Green area, together with a smaller Green at Kirkside, part of Cannongate and the former Denholm Mill that is now in residential use. The village is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick. The properties around the Green are on a simple rectangular plan with gable ends and eaves to the roadside. Most buildings are constructed in continuous rows but there are a few examples of detached cottages.

Traditional building materials prevail throughout the Conservation Area, architectural detailing includes sash and case windows, stone cills, jambs and lintels around window and door openings. It is all of these elements that give Denholm its distinct appearance that should be conserved. Any proposed alterations to individual buildings or any new development should seek to respect the individual buildings and the wider Conservation Area. There are seven listed properties within the Conservation Area of which the Westgate Hall is Category 'A'.

A number of shops and two pubs/hotels are located in the village centre. Denholm Primary School is situated on the western edge of the village.

The village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Plan will be the south-eastern edge of the village. Expansion will be dependant upon suitable access and landscaping. Development to the north-west of the settlement will be resisted where it will have a significant effect on the River Tweed Special Area of Conservation site. Development to the west of the settlement will also be resisted as it would cross the natural boundary of the Denholm Dean. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING




SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RD4B	Denholm Hall Farm	0.9	10
ADENH001	Denholm Hall Farm East	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2

Scottish Borders Council Local Development Plan 2023

Denholm

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

DOLPHINTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
180



PLACEMAKING CONSIDERATIONS

The character of Dolphinton (within the Scottish Borders Council area) has been established particularly by its layout and setting – it is set between Kippit Hill and Sandy Hill and consists of two parts separated by the A702 trunk road. The Garvald Burn runs to the south west of the village. Dolphinton was once served by two railways – the Caledonian Railway and the North British Railway. The dismantled railway runs through the settlement.

The Plan provides a single housing allocation for residential development which will bring a brownfield site back into use. The allocation is located to the eastern edge of that part of the village on the west side of the A702.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the area north of the current housing allocation.

The area identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan Review.

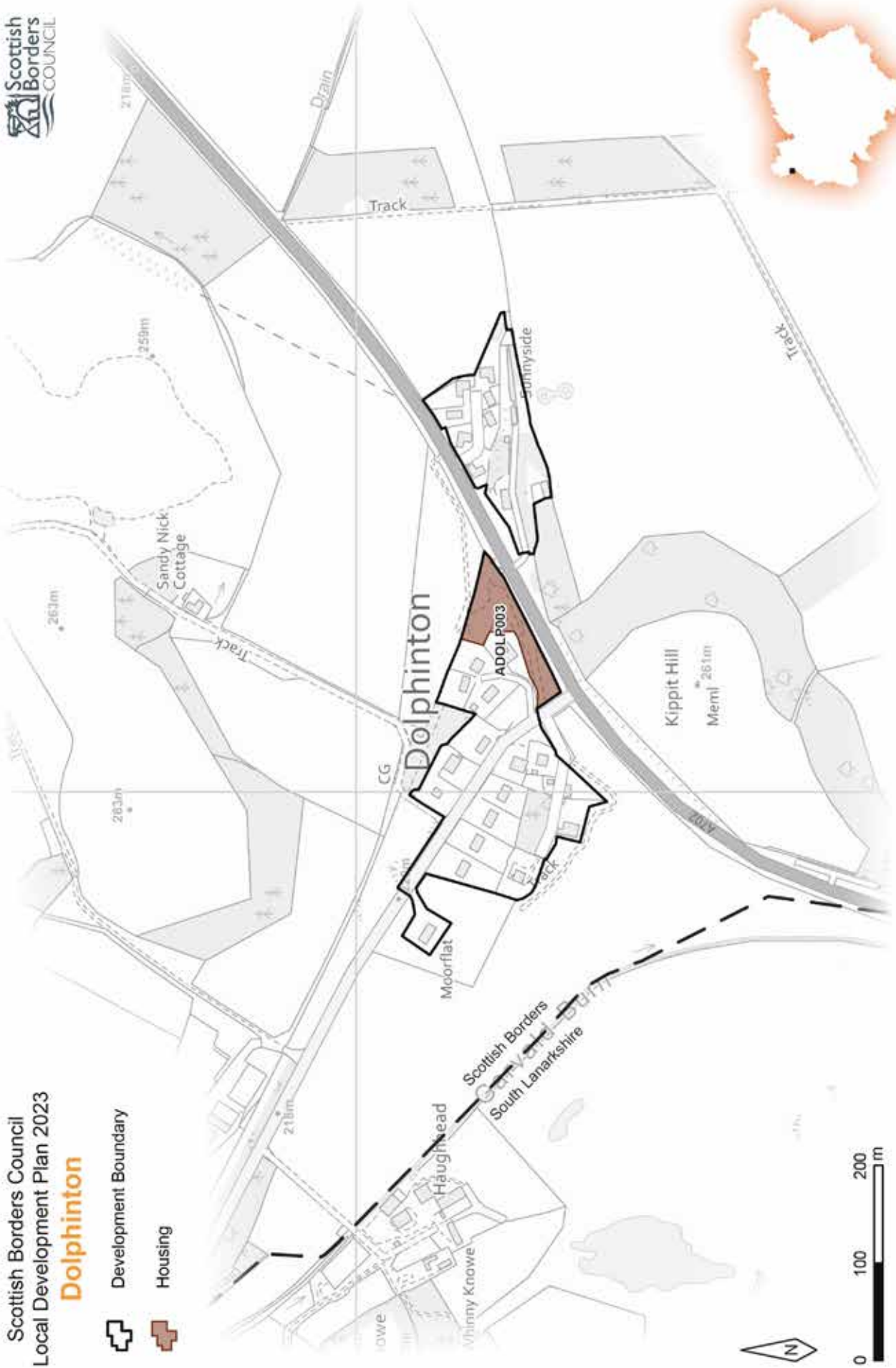
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADOLP003	South of Sandy Hill	0.5	5
Site Requirements			
<ul style="list-style-type: none"> Existing landscaping on site to be retained. Landscape enhancement to the south and south east boundaries of the site adjacent to the A702 will be required. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place Vehicular access to be achieved off the minor road to the south west of the site and the development to be designed so that there is no adverse effect on the safety of the nearby junction between the minor road and the A702 Provision of amenity access to the countryside for pedestrians and cyclists Potential contamination on site to be investigated and mitigated. 			

Scottish Borders Council
Local Development Plan 2023
Dolphinton

-  Development Boundary
-  Housing



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SETTLEMENT PROFILE

DRYBURGH

HOUSING MARKET AREA
Central



LOCALITY
Cheviot/Eildon



POPULATION
N/A



PLACEMAKING CONSIDERATIONS

The Conservation Area of Dryburgh is located in the crook of the River Tweed beneath the Eildon Hills.


The Dryburgh Conservation Area is unique in the Borders in that it is a rural area that has many different types of buildings. These buildings range significantly from the modest agricultural buildings at Dryburgh Mains to the grandeur of the Dryburgh Abbey Hotel and the Abbey. The relationship of the buildings and the spaces between them contribute significantly to both the character and appearance of the Conservation Area. While the properties themselves range from single storey to two and a half storeys in height for residential buildings, the hotel rises to a significant three and a half storeys. Building materials include slate, harl and sandstone in varying colours. Details such as boundary walls with coping, crowsteps, stepped quoins, rybats and margins are features notable in Dryburgh and should be preserved.

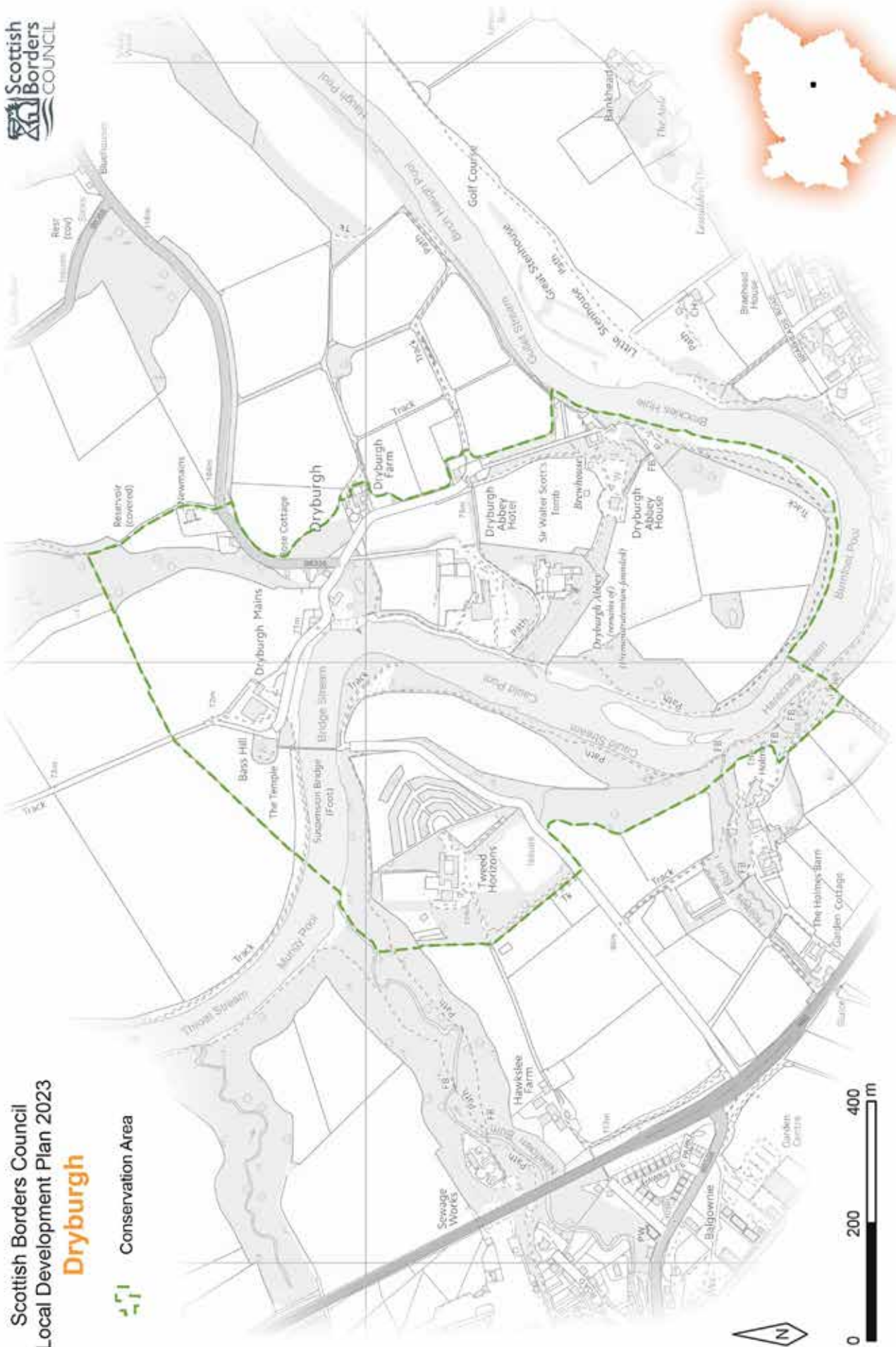
DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL

Site BNEWT001 (Tweed Horizons Expansion) extends into the Dryburgh Conservation Area; refer to Newtown St Boswells Settlement Profile and Map.

Scottish Borders Council
Local Development Plan 2023
Dryburgh

 Conservation Area



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SETTLEMENT PROFILE

DUNS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
2,753



PLACEMAKING CONSIDERATIONS

Duns Castle and Law lies to the north of the settlement whilst the southern edge sits on the Merse lowland. 'Duns Castle' Garden and Designed Landscape is located to the north, which contributes to the character and setting of the town. A mire (bog) runs east to west across the town and an area of wetland lies to the south of the redevelopment allocation (RDUNS002). The town radiates from the medieval church, Market Square and Cross, with older buildings evident between the entrance to the Castle grounds and the Parish Church. The shops are located around the Squares and along South Street and North Street. In recent years there has been substantial housing development to the east of Duns, as well as Station Drive to the south.

The Conservation Area in Duns contains distinctive characteristics that can only be found in the town. It is concentrated to the north east, with the majority of properties focused around the squares in the town centre and along Newtown Street. A variety of building styles are present adding to the uniqueness of the place and on the whole they follow the streetscape. The use of building materials such as sandstone, harling, slate, and architectural details such as transom lights, sash and case windows, and crow steps, contribute to the sense of place. Any development must aim to positively contribute to the character of the Conservation Area.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations within Duns. The infrastructure has been put in place within the allocated business and industrial site (zEL8) to the south east. This provides an opportunity for businesses to locate within Duns.

There is a Core Activity Area identified within Duns which runs along the north side of Market Square, then round to the corner with Murray Street. The Core Activity Area represents the core area for public activity in Duns and also represents an important part of the town.

CHANGING CONTEXT

In recent years Duns Primary School has re-located into the former Berwickshire High School building, situated on the north of Langtongate. This has ensured the retention and re-use of a prominent Category B Listed Building situated within the town. The former Duns Primary School and surrounding land is allocated as a redevelopment opportunity (RDUNS002).

The Jim Clark Motorsport Museum situated on Newtown Street has undergone a significant investment and refurbishment in recent years, with the opening of a new museum. This will help contribute to the economy of Duns and the wider surrounding area, as well as attracting visitors to the Scottish Borders.

PREFERRED AREAS FOR FUTURE GROWTH

The preferred area for future growth is to the south of Duns, with land for potential longer term mixed use development identified at South of Earlsmeadow (SDUNS001). This area is indicative only and would require further investigation and a Masterplan to ensure a coherent and holistic approach.

The future expansion of Duns is constrained in other directions for a number of reasons. The 'Duns Castle' Garden and Designed Landscape provides an effective boundary along the northern edge of the town, due to the steep slope. The area to the south and south east is constrained by the distance to the town centre and the open rural character of the landscape, while land to the east is constrained due to the rolling nature of the farmland and its role in providing a containing edge to the settlement. Coalescence is a concern for any development to the west and the land is within the foreground of views of Duns Castle policies. Once the housing allocation at Langton Edge is developed, further expansion will be resisted in this area to prevent ribbon development at greater distances from the town centre. Another consideration to future growth is the surrounding prime agricultural land.

There is an existing business and industrial allocation (zEL8) which will provide for current demand, however there is the potential for further expansion along the dismantled railway line in the future.

There is interest and potential for a modest scale retail outlet within central Berwickshire and Duns is the preferred area for search. No site has specifically been identified in Duns, but any such proposal must be subject to a sequential test and a case to be submitted giving reference to any perceived impacts upon the existing Duns town centre.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BD12B	Berrywell East	3.5	64
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD200	Langton Edge	4.0	20
Site Requirements			
<ul style="list-style-type: none"> Refer to planning brief, which shall be updated to consider the need for a flood risk assessment. 			
ADUNS010	Todlaw Playing Fields	2.0	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD20B	Bridgend II	2.9	58
Site Requirements			
<ul style="list-style-type: none"> Development should respect the amenity of both neighbouring residential properties and properties already on site Development should allow for pedestrian and vehicular access from Springfield Drive through the site Provide for intermittent planting on the north eastern edge of the site to screen the development from views on the approach to Duns from the A6105 and provide a settlement edge; and on the north western edge, again to provide a settlement edge and soften the boundary when viewed from the north-west Take advantage of the southerly aspect of the site. 			

ADUNS023	South of Earlsmeadow (Phase 1)	4.4	60
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access to be taken from the A6105, with potential for access through to the indicative longer term housing site SDUNS001 • The Duns Scotus Walk and other existing rights of way should be incorporated into the development • Investigation of ground conditions to be carried out on the southern part of the site. Findings should be addressed with appropriate mitigation • A flood risk assessment is required to assess the risk from the small watercourse. Consideration should be given to any culverts and bridges which might exacerbate flood risk. There should be no built development over an active culvert. It is recommended that contact is made with the council's Flood Officer, in respect of potential surface water flood risk • Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the north, as well as the school to the south west. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL8	Peelrig Farm	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Ensure appropriate vehicular access is achieved through adjacent site, zEL26, whilst considering the existing Right of Way • Ensure screen planting to define the southern edge of the site; and protect existing planting on the eastern edge, without precluding the potential for future eastward expansion • Buildings should take advantage of southerly aspect where appropriate • A flood risk assessment and consideration of whether there are culverted watercourses within or adjacent to the site are required to inform the site layout, design and mitigation. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL26	Cheeklaw	19.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • A flood risk assessment is required to assess the risk from the small watercourses which flow along the northern and western boundaries of the site. Consideration should be given to surface water flood risk and whether there are any culverted watercourses within/near the site and it is recommended that contact is made with the council's Flood Officer. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SDUNS001	South of Earlsmeadow	16.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • A Masterplan to be prepared • Cognisance of the Duns Scotus Way • Provision for an events area to facilitate tourism events • Investigation of ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature • A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse, including mitigation where necessary • The creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site • The long term maintenance of landscaped areas must be addressed • Potential to enhance the road system around Duns • Assessment of developer contributions for the Primary School and High School. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RDUNS002	Duns Primary School	2.9	45
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
RDUNS003	Disused Chicken Hatchery, Clockmill	1.1	20
Site Requirements			
<ul style="list-style-type: none"> • Investigate potential flood risk • Existing planting on southern and western boundaries should be retained where appropriate, to shelter the site and provide a settlement edge • Assessment of historic heritage of Cammo House • Establish appropriate pedestrian and vehicular access in line with advice from the Council's Roads Planning team • A flood risk assessment is required to assess the risk from the small watercourse which flows along the western and southern boundaries of the site. Consideration should be given to whether there are any culverted watercourses within/near the site. 			

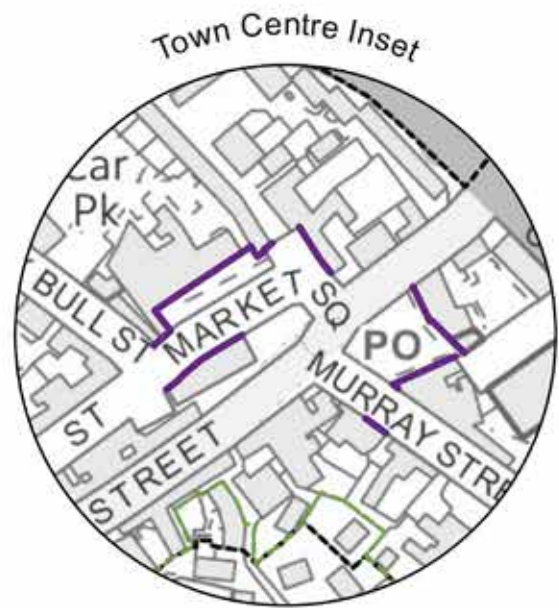
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDUNS001	Duns Park	4.4
GSDUNS002	Former Berwickshire High School- Rear	3.3
GSDUNS003	Former Berwickshire High School- Front	0.6

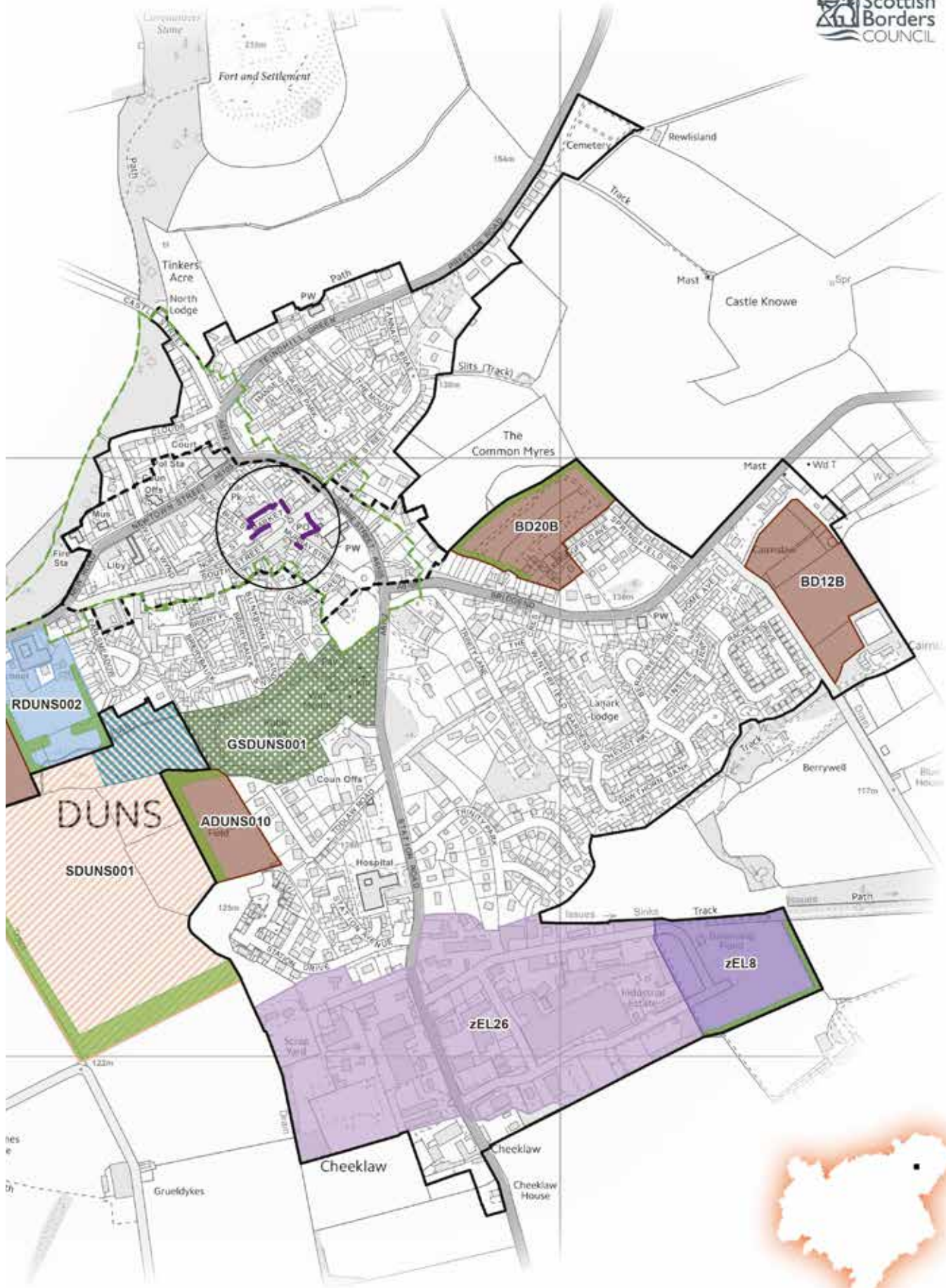
Scottish Borders Council
Local Development Plan 2023

Duns

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Longer Term Mixed Use
-  Wetland
-  Structure Planting/Landscaping
-  Core Activity Areas



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SETTLEMENT PROFILE

EARLSTON

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
1,779



PLACEMAKING CONSIDERATIONS

Earlston is set in the upland fringe valley of the Lower Leader. It is located to the east of the Leader Water and north of the Turfford Burn and there is a flood risk associated with both of these watercourses. The triangular green, High Street and church are all focal points. The Leader Water, to the south west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Earlston High School has been relocated to the east of the town, the school incorporates the local library and is also available for community use out of school hours. Following the relocation of the High School, the land at the former High School site has been allocated as a housing site.

The Plan also provides two further housing sites, one business and industrial site and three business and industrial safeguarded sites as well as two redevelopment opportunities.

Within Earlston, three key greenspaces, including the Rugby Ground have been identified for protection due to the recreational opportunities these offer to the community.

CHANGING CONTEXT

Due to a lack of developer interest and activity, a long standing allocated housing site to the east of the Health Centre at Earlston Glebe has been removed from the Plan. However, the site remains within the Earlston development boundary which could allow future development of the site.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the east of the settlement at Georgefield East (SEARL006). This longer term mixed use site will be subject to further assessment as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEARL002	Surplus land at Earlston High School	4.3	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Vehicular access to be shared with the Primary School from the north east of the site • A flood risk assessment will be required due to potential flood risk to the south east of the site • Potential contamination from the former gas works on the site to be investigated and mitigated • Conservation and enhancement considerations to be given to the Turfford Burn which is part of the River Tweed Special Area of Conservation. Mitigation of any potential impacts on biodiversity • Retention of pedestrian/cycle link in the north west of the site to South Croft Park and in the north east of the site between the primary school and the playing field • Creation of a countryside footpath along the Turfford Burn • Creation of woodland buffer along western boundary of site to separate residential uses from the existing industrial uses to the west. A management scheme for planting is also required • Creation of an area of amenity open space in the eastern part of the site • Archaeological features on-site should be evaluated and mitigation measures carried out where necessary. This includes the former gasworks site and stone tool finds listed on the sites and monuments record. 			
AEARL010	East Turfford	4.6	40
Site Requirements			
<ul style="list-style-type: none"> • A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer term mixed use site SEARL006 • Vehicular access from the new road to the high school and potential for a secondary access direct onto the A6105 further to the east • A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Management of the existing tree belt to the north which screens the site from the A6105 • Creation of a woodland buffer along the western boundary to contain it and screen it from the access road to the school. A management scheme for planting is also required • Retention of footpaths through the east of the site. 			

AEARL011	Georgefield Site	7.7	120
Site Requirements			
<ul style="list-style-type: none"> • A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer term mixed use site SEARL006 • Creation of vehicular access from the A6105 connected into the site via AEARL010. It should be noted that part of the rectangular field between the site and the high school is needed for access purposes. The intervening land should be considered for development as it forms a key link between the various development sites • Evaluate and mitigate the archaeological features on the site including a feature called the Boon Black Dyke • A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Creation of a footpath through the open space connecting up with the existing pedestrian network and providing access over the burn. This should also provide safe pedestrian access to the school • The existing woodland within the site should be maintained and enhanced. A management scheme for planting is required. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEARL002	Townhead	4.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to the site will be from the A6105 • Structure planting will be required to screen the existing residential areas surrounding the allocation. A management scheme for planting is also required • Design and layout should ensure that the existing setting and entrance to village are not adversely impacted upon • A flood risk assessment is required to assess the risk from the small watercourses which flow along the boundary of the site. Surface water runoff from the nearby hills may be an issue and may require mitigation measures. Consideration should also be given to whether there are any culverted watercourses within/ near the site. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL55	Turfford Park	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment will be required. 			
zEL56	Station Road	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment will be required. 			
zEL57	Mill Road	1.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment will be required. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SEARL006	Georgefield East	59.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and AEARL011 • Vehicular access from the A6015. A transportation assessment will be required • The longer term mixed use area is appropriate for housing, employment, community uses and open space • The natural heritage interest of the Turfford Burn, part of the River Tweed Special Area of Conservation, should be conserved and enhanced • A flood risk assessment is required which assesses the risk from the Turfford Burn and small tributaries which flow through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site • The layout and design of development should create a visually contained settlement expansion with its own identity • New wetland areas for Sustainable Urban Drainage System (SUDS) should be created, including the north east, north west and centre of Georgefield East • Retention and management of existing woodland, including woodland along burns and shelter belts • Woodland structure planting to provide a setting and shelter for potential development, create a settlement edge, provide a wooded edge to watercourses and add variety to existing woodland. Planting should screen development from the roads to the north. A management scheme for planting is also required • The archaeological sites on the sites and monuments record should be investigated and appropriate mitigation measures carried out. A crop mark in the south east should be excluded from development • The provision of a pathway link from the longer term mixed use area to Earlston High School to the west and adjacent countryside paths. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR012	Brownlie Yard	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • Access to be taken directly from existing access off Church Street • Potential contamination on the site, to be investigated and mitigated • A flood risk assessment is required to assess the risk from the Turfford Burn and small tributaries which flows through the site. The flood risk assessment will inform the site design along with possible mitigation and resilience measures. Surface water runoff from the nearby hills may be an issue • Design and layout to be in character with existing on-site development. 			
REARL001	Halcombe Fields	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the design along with possible mitigation and resilience measures • Various uses would be appropriate for development on this site • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Some archaeological investigation and mitigation may be necessary before or during redevelopment • Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School • Mitigation measures to be considered regarding the overhead power lines through part of the site. 			

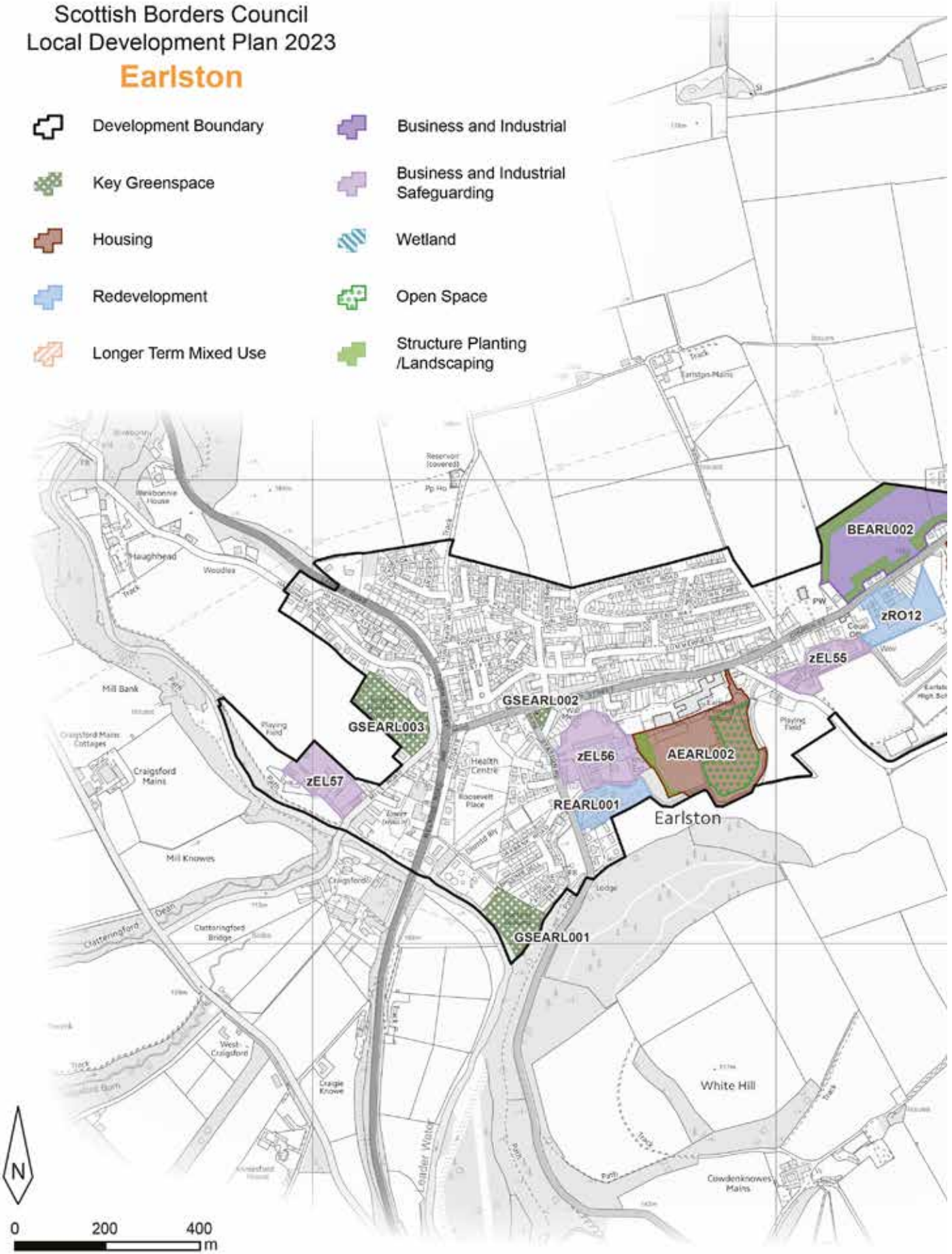
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEARL001	Acorn Drive Fields	1.0
GSEARL002	High Street	0.1
GSEARL003	Rugby Ground	1.5

Scottish Borders Council
Local Development Plan 2023

Earlston

- | | | | |
|---|-----------------------|---|--------------------------------------|
|  | Development Boundary |  | Business and Industrial |
|  | Key Greenspace |  | Business and Industrial Safeguarding |
|  | Housing |  | Wetland |
|  | Redevelopment |  | Open Space |
|  | Longer Term Mixed Use |  | Structure Planting /Landscaping |



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SETTLEMENT PROFILE

ECCLES

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
126



PLACEMAKING CONSIDERATIONS

Eccles lies on the Tweed lowlands and is surrounded by fields reflecting the prime agricultural land found in the area. The Parish Church has had a major role in placing the settlement on the map, although there has been little outward growth.

Eccles does not have a Conservation Area, although there are seven Listed Buildings within the settlement boundary. The south west corner of the Churchyard contains the remains of the St Mary's Convent which is a Scheduled Monument, and there may be further archaeological interest in the surrounds of the site. Therefore, any development which might affect the site would need to adhere to the requirements of the LDP Policy EP8.

There are two housing allocations within Eccles both of which are yet to be developed.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEC4B	Cherryburn	0.6	7
Site Requirements			
<ul style="list-style-type: none"> Property orientation should take advantage of the southerly aspect The main access should be taken from Stable Park, set back from the junction as far as possible. Further investigation to confirm the exact access point in line with Roads Planning advice Satisfactory planting to ensure amenity of existing residential properties is protected. 			
AECCL001	Main Street	0.3	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

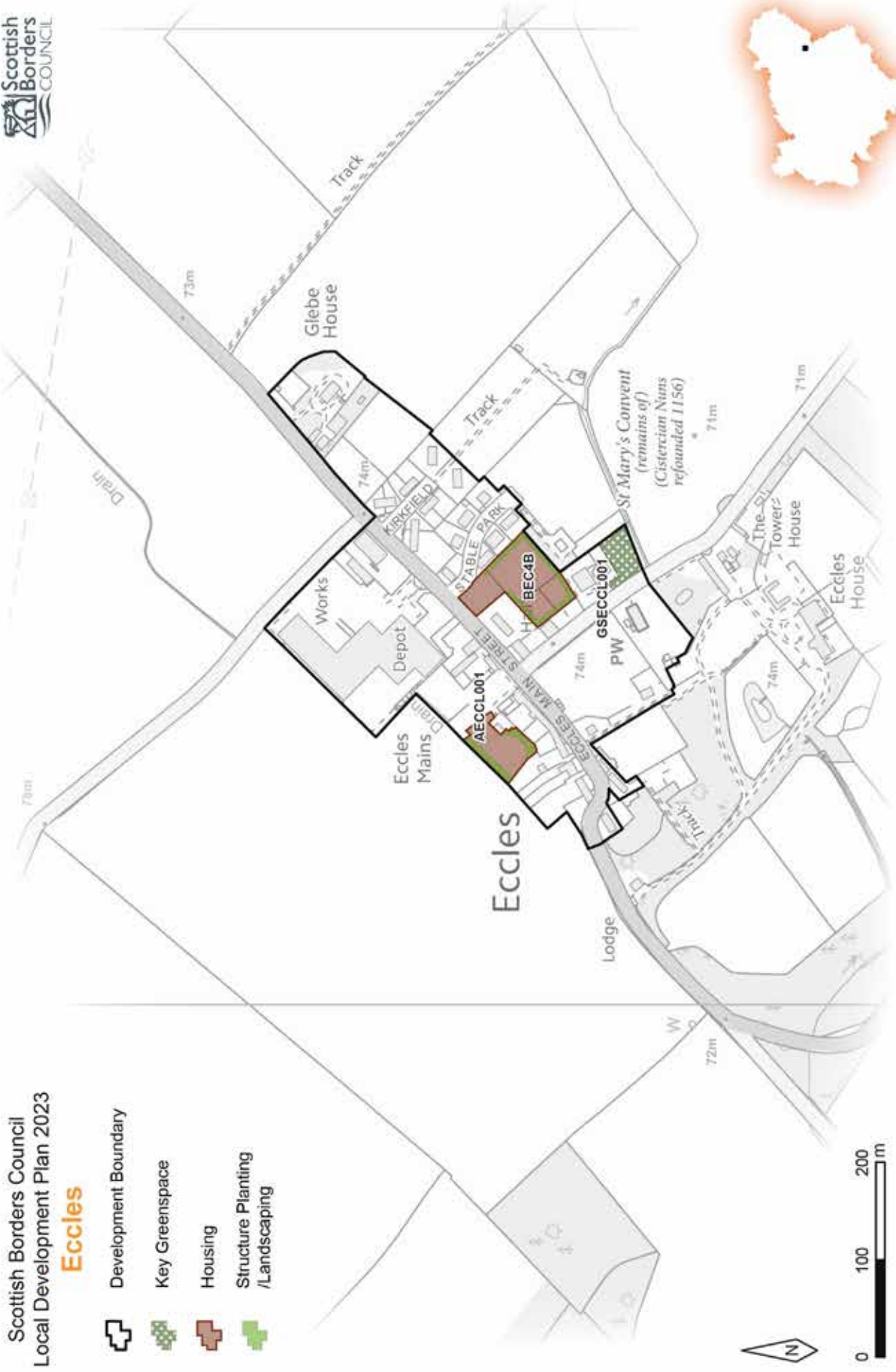
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSECCL001	Eccles School Play Area	0.2

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Local Development Plan 2023

Eccles

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ECKFORD

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
154



PLACEMAKING CONSIDERATIONS

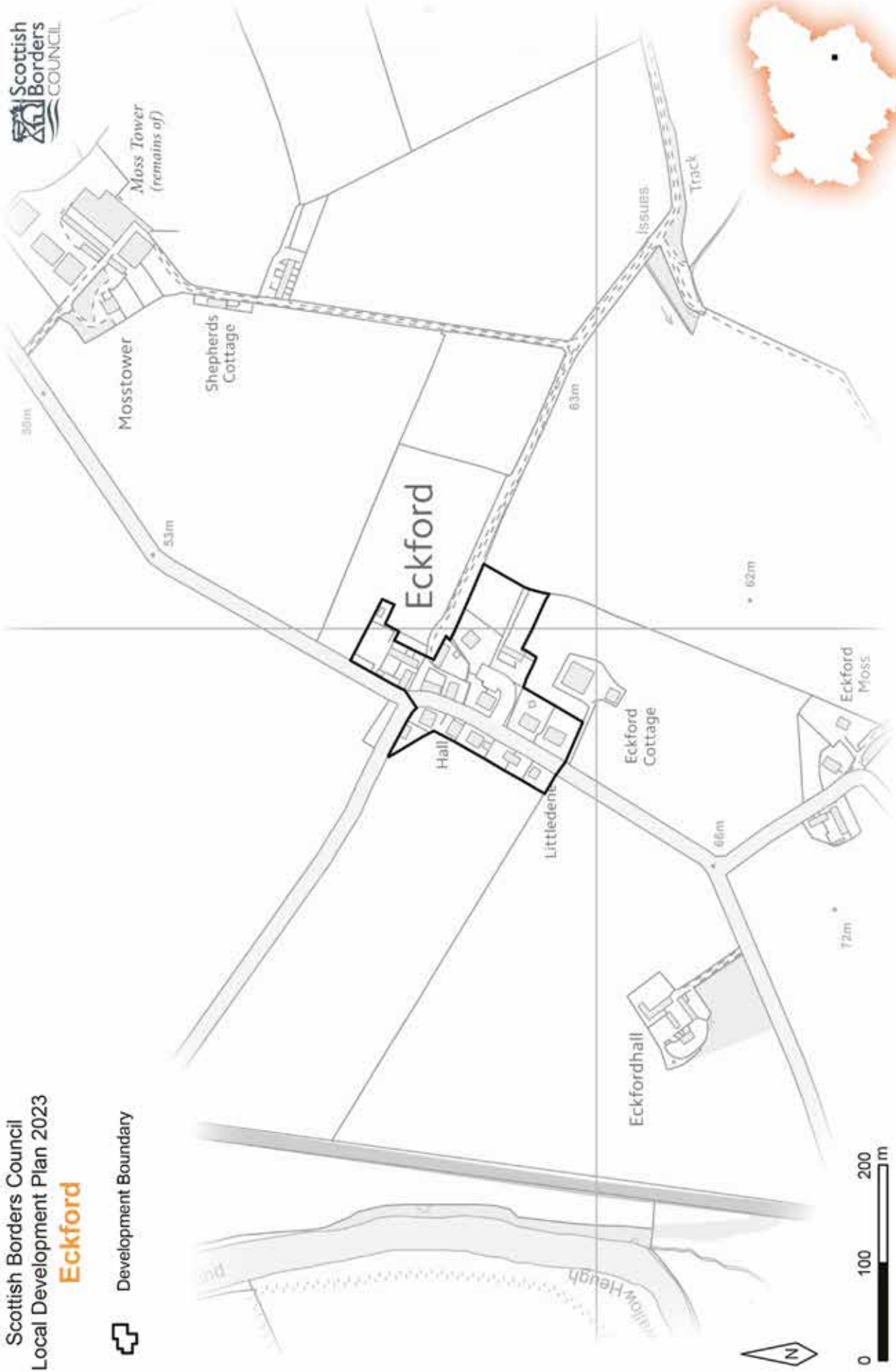
Eckford is situated at an intersection of minor roads to the east of the A698 Hawick to Kelso road and to the south west of the B6401 Morebattle road in an area of river valley and lowland landscape types. The village is located on a slight rise on the otherwise flat river plain of the Teviot.

The original core of the settlement has been built around the cross roads however over the years the village has developed a linear form along the two roads running through it. There is a mix of housing styles within Eckford with original Victorian properties in the centre, inter-war housing and more modern development recently developed at Hillview.

There is no land allocated within Eckford within this Local Development Plan period.

Scottish Borders Council
Local Development Plan 2023
Eckford

 Development Boundary



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SETTLEMENT PROFILE

EDDLESTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
322



PLACEMAKING CONSIDERATIONS

The character of Eddleston is established particularly by its setting as it lies west of the Moorfoot Hills and sits on a wide upland flood plain. In the village east of the A72, the village slopes up while the historic part of the village lies on flat land. Eddleston benefits from many views both within and outwith the settlement.

The Eddleston Conservation Area has two distinct focal points – Station Road and the area around the Horseshoe Inn. The village was founded about 1785 as a single street of whinstone cottages and is terminated by Station House to the north.

Eddleston village is set where the Eddleston Water meets the Longcote Burn and the Dean Burn. It is a result of these waterways that Eddleston has the three bridges crossing them – the two within the Conservation Area being humped back. All buildings relate to the landline and tend to rise and fall with the topography while the properties along Station Road front directly onto the street. Along Station Road small single storey cottage style properties are the norm, though some properties rise to two storeys elsewhere. Prominent buildings consist of the Parish Church on the hill and the Horseshoe Inn with its uniquely 'horseshoe' shaped windows reflecting its previous use as a smiddy.

Features that are evident throughout the Conservation Area and which form the character of the place are the use of building materials like whin and sandstone (predominately beige coloured though a few examples of red), harling and exposed rafter feet. Architectural details such as gabled porch entrances, bay windows, margins or stepped rybats and sash and case windows can be frequently seen. It is all of these elements that give Eddleston its distinct appearance that should be conserved.

The Plan provides one new housing site to the south west of Eddleston beside the cemetery. The Plan identifies two greenspace areas for protection within Eddleston, the Elibank Park and the Bellfield Crescent play area.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TE6B	Burnside	1.9	30
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration • Consideration is to be given to phasing of development of site • A flood risk assessment is required to assess the risk from the Longcote Burn and small watercourse which flows along the eastern perimeter. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage. 			
AEDDL002	North of Bellfield	4.1	35
Site Requirements			
<ul style="list-style-type: none"> • A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required • Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required • Provision of amenity access within the development for pedestrians and cyclists • Assessment and mitigation of flood risk from overland flow will be required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Water resilient construction measures should be employed in the development of the site. 			
AEDDL010	Land South of Cemetery	3.3	30
Site Requirements			
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the potential flood risk from the Eddleston Water • Protect and enhance the existing boundary features, including beech hedgerow and treeline along the roadside, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation /Sites of Special Scientific Interest (Eddleston Water) • Archaeology evaluation/mitigation may be required • Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703 • The long term maintenance of landscaped areas must be addressed • Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park • Transport Statement is required for any development • Drainage Impact Assessment required, in respect of the Waste Water Treatment Works • Water Impact Assessment required, in respect of the Water Treatment Works. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDDL001	Bellfield Crescent Play Area	0.1
GSEDDL002	Elibank Park	1.4

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Local Development Plan 2023

Eddleston

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Open Space
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

EDNAM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
157



PLACEMAKING CONSIDERATIONS

Ednam is located along the B6461 Kelso to Duns road and lies to the north of the Eden Water. There has been recent small scale housing development towards the north eastern end of the village at Eden Park.

The Plan provides one housing allocation to the west of the village at West Mill. The Plan also identifies the Playing Field at Ednam Primary School as a key greenspace for protection.

PREFERRED AREAS FOR FUTURE EXPANSION

The longer term areas for future expansion beyond this Local Development Plan period will be to the north and to the east of the village. The areas for longer term development are indicative only and will require further detailed assessment.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEDNA002	West Mill	1.3	12
Site Requirements			
<ul style="list-style-type: none"> Site is to be accessed via Poppleburn Park Structure planting required on the western and northern boundary to resist further development to the west and to reinforce settlement edge and reduce visual impact. 			

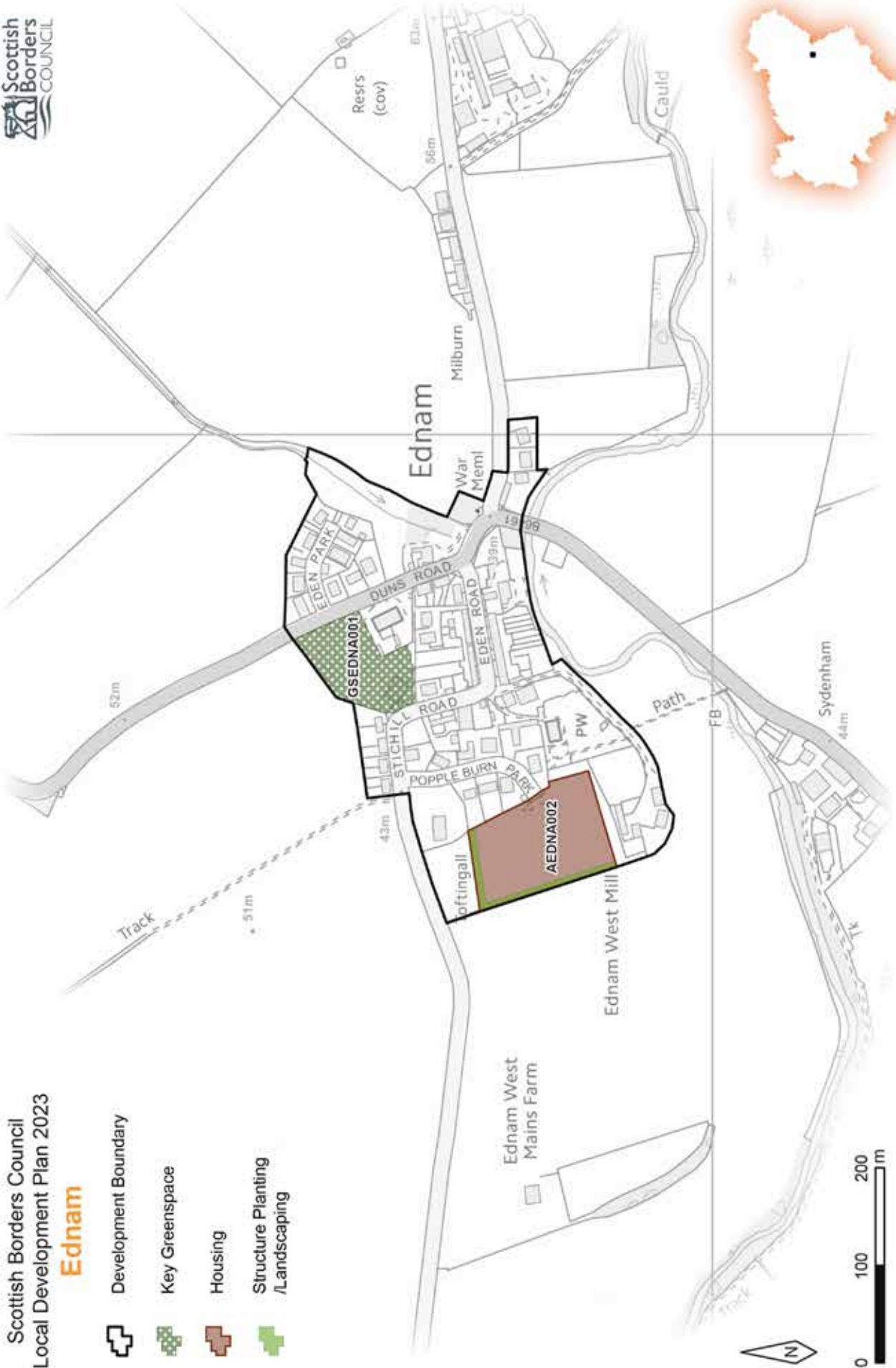
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDNA001	Playing Field	0.8

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Local Development Plan 2023

Ednam

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

EILDON

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
97



PLACEMAKING CONSIDERATIONS

The character of Eildon is established by an irregular cluster of cottages and houses. There is no Conservation Area in Eildon. The quality of the countryside around Eildon is recognised by its designation as a National Scenic Area. The village has one allocated site on the north western side of the settlement.

PREFERRED AREAS FOR FUTURE EXPANSION

Due to the sensitive landscape setting of the village, further development will be resisted. Development to the south should be resisted to prevent the coalescence of Eildon with Newtown St Boswells. Development to the west of Eildon should be resisted because the road forms a clear boundary and beyond that there are open fields that form the foothills of the Eildon Hills.




DEVELOPMENT AND SAFEGUARDING PROPOSALS

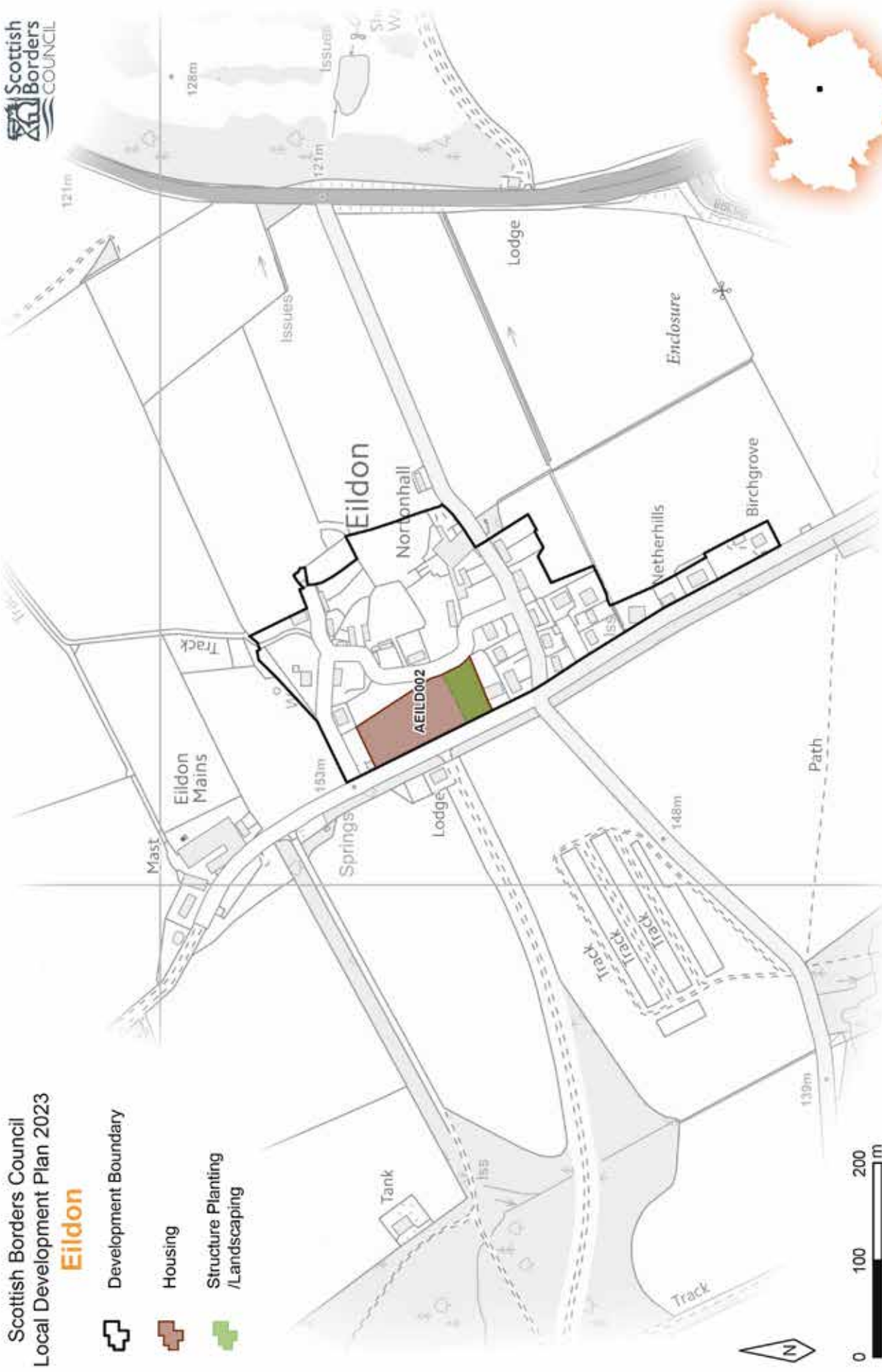
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEILD002	West Eildon	0.8	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

Scottish Borders Council
Local Development Plan 2023

Eildon

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ESHIELS

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
N/A



PLACEMAKING CONSIDERATIONS

Eshiels is located in the heart of the Tweed Valley Special Landscape Area. The character of Eshiels has been established particularly by its layout and setting – it is located where the lower slopes of Cardie Hill and Falla Brae slope down to meet the River Tweed.

Located nearby, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike. To the western edge of the settlement is the category 'B' Listed (former gasworks) railway buildings, which now house the Council's recycling centre. To the east of the Eshiels sits the remains of two Roman camps and which are designated a scheduled monument.

CHANGING CONTEXT

Due to the shortage of available business and industrial land within the central Tweeddale area, it has been necessary to identify land for a new Business and Industrial site at Eshiels. Eshiels was identified as the most preferable location following extensive consultation and the consideration of other options. The allocation is located to the north of the A72.

KEY INFRASTRUCTURE CONSIDERATIONS

With the new allocation for business and industrial land, there is a requirement for a new vehicular access to be created from the A72 into the site.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

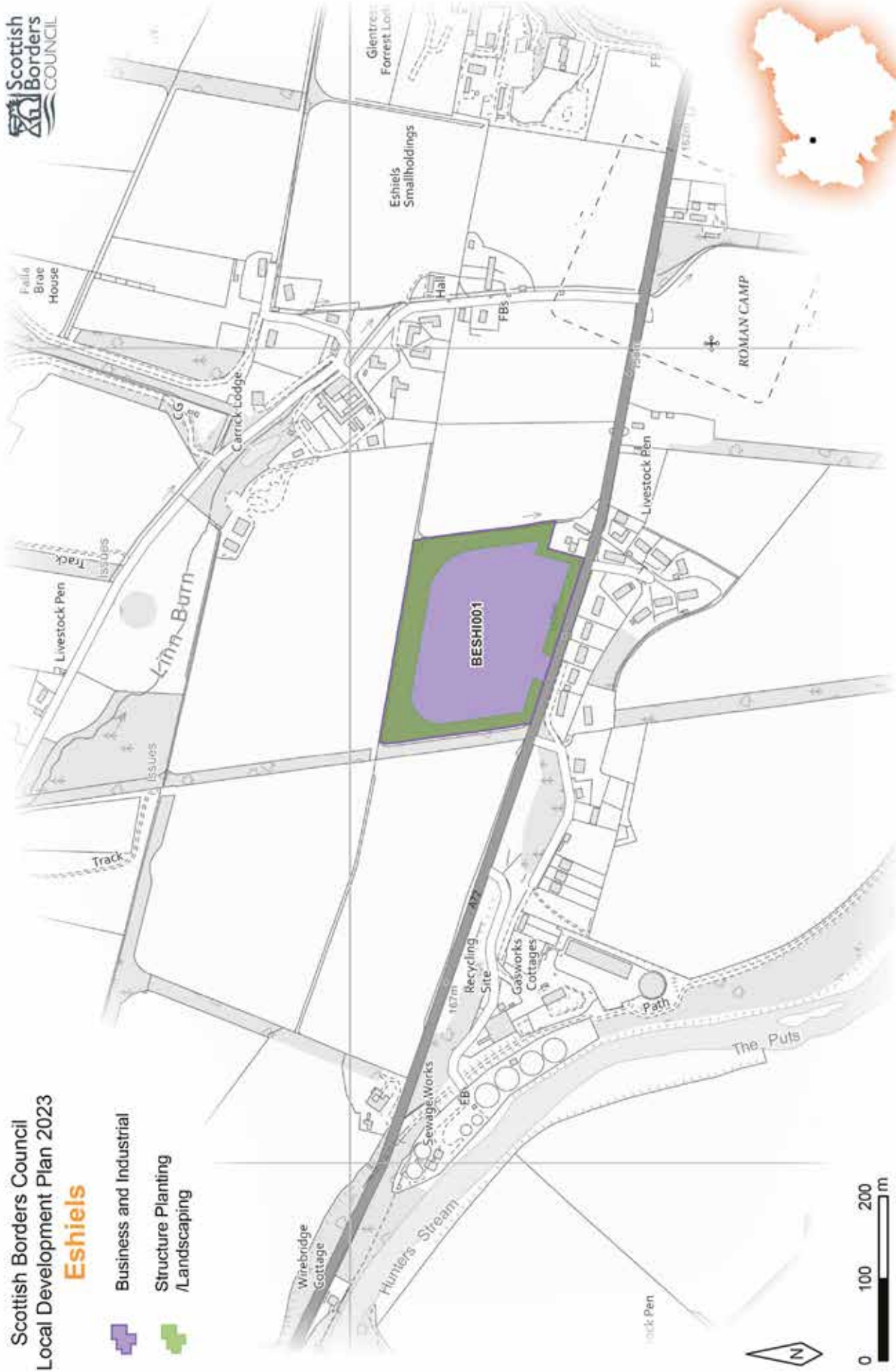
BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BESHI001	Land at Eshiels	4.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Flood Risk Assessment required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site. The watercourse which runs through the site should be protected and enhanced as part of any development. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk • A maintenance buffer strip of at least 6 metres must be provided between the watercourse and any built development. Additional water quality buffer strips may also be required • It appears that there may be a culverted watercourse at the southern end of the site, therefore a feasibility study will be required to investigate the potential for channel restoration • There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision • Protect and enhance the existing boundary features, where possible. Buffer areas for new and existing landscaping will be required • Planting, landscaping and shelterbelt required, to provide mitigation from the impacts of development from sensitive receptors and to help integrate the site into the wider setting • The long term maintenance of landscaped areas must be addressed • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation / Sites of Special Scientific Interest • The setting of Eshiels Roman Camp to be considered in the design and layout of the site • Archaeology investigation, cultural heritage statement and appropriate mitigation thereafter • Consideration of consistency of materials in the design of the site to assist in ensuring an overall cohesive development • New junction onto the A72 would be required • Transport Assessment/Statement will be required for any development • Drainage Impact Assessment and Water Impact Assessment are required in respect of Waste Water Treatment Works and Water Treatment Works • Potential contamination to be addressed • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for the site. 			

Scottish Borders Council
Local Development Plan 2023
Eshiels



-  Business and Industrial
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ETTRICK (HOPEHOUSE)

HOUSING MARKET AREA
Southern



LOCALITY
Eildon



POPULATION
83



PLACEMAKING CONSIDERATIONS

There are a number of building groups located within the Ettrick Valley along the B709, including Ettrick, Hopehouse, Tushielaw and Crosslee. Although there is no longer a local school or public house within the area, the presence of a church and village hall make the aforesaid building groups suitable for small housing allocations. Maintaining a viable population to support the retention of local facilities in this remote area is desirable.

The largest cluster of buildings in this settlement group is at Hopehouse, which straddles Hopehouse Burn, a tributary of the Ettrick Water. Hopehouse consists of a prominent steading called Wardlaw that is to the north of the B709, together with a number of small cottages and detached houses. A small caravan park occupies land between the building group and Ettrick Water to the south-east.

The settlement has a southerly aspect and sits in an attractive upland landscape with impressive views of the surrounding high hills.

The development proposals at Hopehouse envisage the construction of around fifteen new dwellings.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

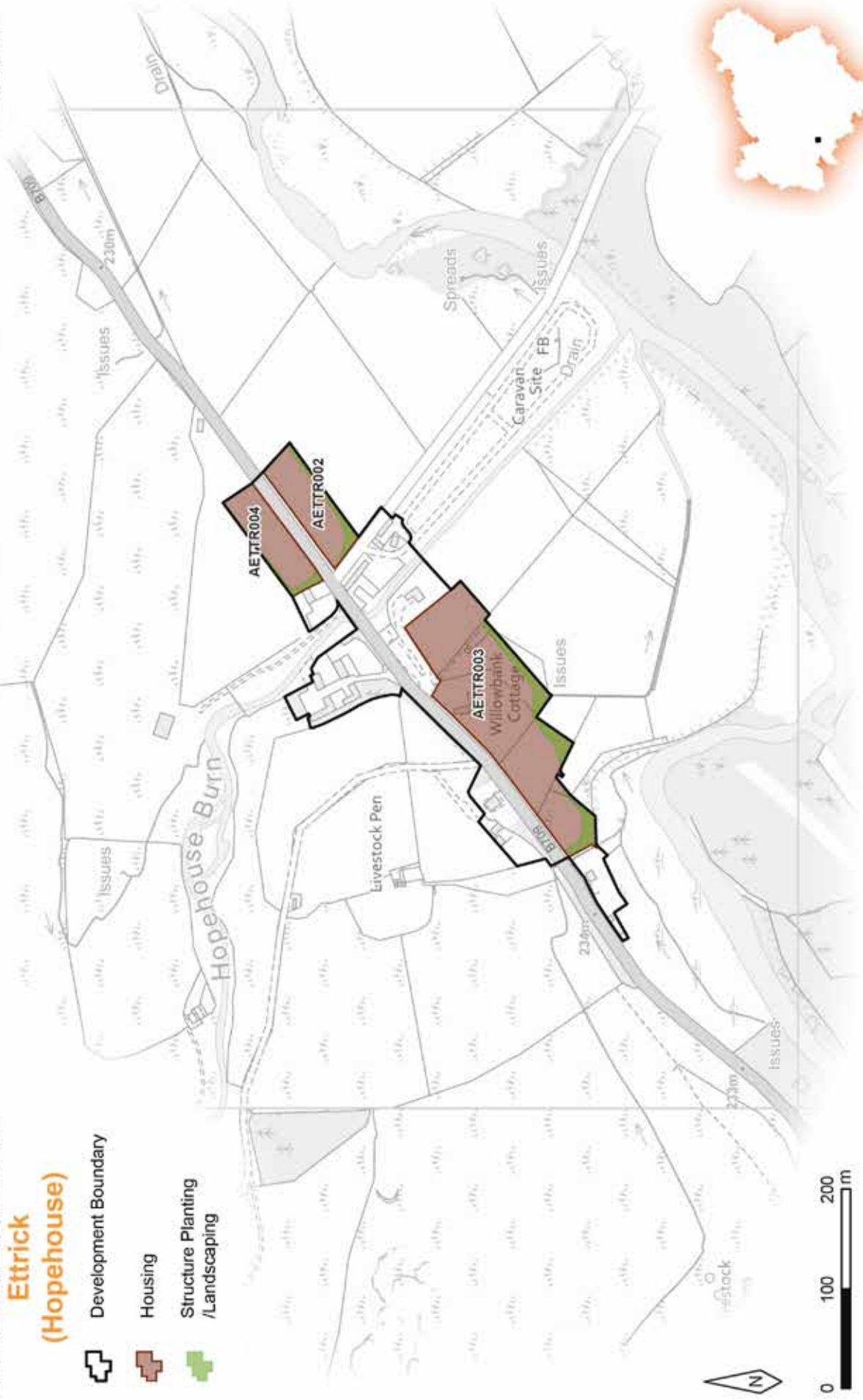
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AETTR002	Hopehouse East	0.5	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AETTR003	Hopehouse West	2.0	5
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment will be required to assess the flood risk from the Ettrick Water, Hopehouse Burn and small watercourse which flows along the western perimeter. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Refer to approved Planning Brief. 			
AETTR004	Hopehouse North East	0.4	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

**Ettrick
(Hopehouse)**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ETTRICKBRIDGE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
167



PLACEMAKING CONSIDERATIONS

The character of Ettrickbridge is established by its main street from the church to the hall and its rural setting. Local facilities include a public house and primary school.

The Ettrick Water, immediately to the south, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

There is one area, Kirkhope Sports Club, identified as a key greenspace. The existing cemetery is located to the north of the village.

Development to the south of the settlement will be resisted when it exacerbates flood risk or impacts on the international nature conservation value of the Ettrick Water. Small scale expansion of the village over more recent years has taken place off Woodend Road on the north-eastern edge of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Development Plan will be to the north of the settlement, but is dependent upon improved road access. This will require further detailed assessment during the next Local Development Plan review.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

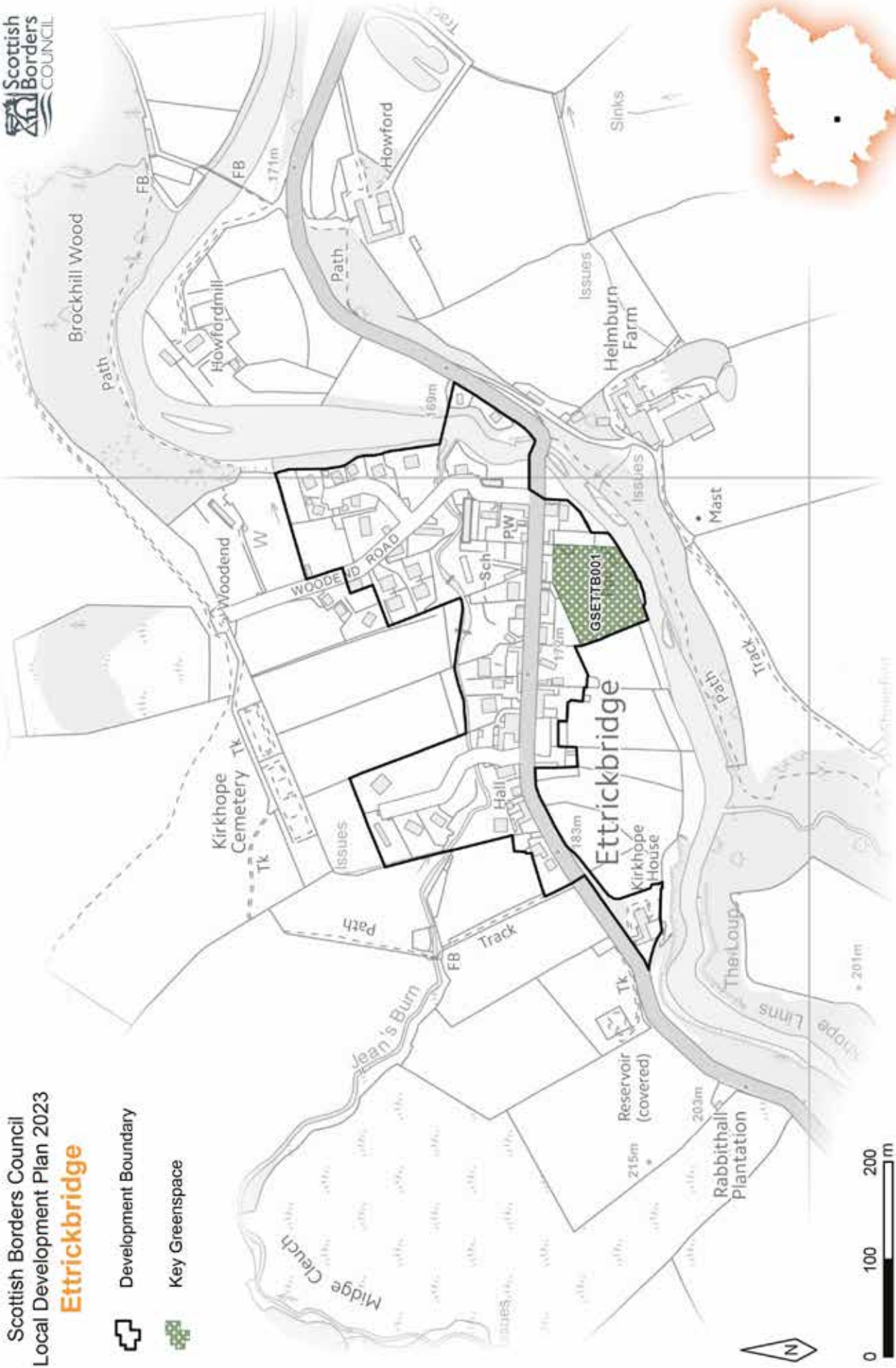
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSETTB001	Ettrickbridge/Kirkhope Sports Club	0.7

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Local Development Plan 2023
Ettrickbridge



-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

EYEMOUTH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
3,681



PLACEMAKING CONSIDERATIONS

Eyemouth sits on the Berwickshire coastline, which is designated as a Special Landscape Area (SLA) and covers the rocky coastline of the Borders. Any proposal for development that may affect the SLA will need to take cognisance of the requirements of Policy EP5. Eyemouth has considerable scenic attraction with its coastal location and dramatic headlands. The harbour lies at the mouth of the Eye Water which separates the town from the area of Gungreen. With Gungreen House as a backdrop, the harbour is a picturesque quarter of the traditional fishing village.

The town has grown outward from the harbour and the mouth of the Eye Water, away from the High Street and Church Street. Eyemouth town centre runs along the High Street into Church Street and spreads into the pedestrianised wynds and squares off Chapel Street and George Street. Modern housing has spread over to the Gungreen side of the harbour but is mainly located on the western side of the town. There has been recent housing development at Acredale to the north west of Eyemouth.

Eyemouth attracts a number of tourists and there is a relatively strong retail presence, with a number of independent retailers still trading. The Northburn Caravan Park is located to the north west of Eyemouth and continues to play an important role in Eyemouth's economy.

The Conservation Area of Eyemouth includes the town centre, harbour and a series of old fortifications dotted along the coastline. A number of important features contribute to the character of the Conservation Area. The town's harbour is essential to the character of the place and it is inextricably linked to the traditional layout of Harbour Road. The coast brings an additional element to the townscape quality along coastal walk and Marine Parade. The Burgh Chambers, Gungreen House, Paxton Terrace and Armitage Street are all good examples of traditional architecture. There are a range of property types evident, from single storey to three and a half storeys. Development must aim to contribute to the existing character of the Conservation Area and to individual buildings.

The Berwickshire and North Northumberland Coast Special Area of Conservation (SAC) is located around the coast of Eyemouth and any proposal which could impact upon this designation will have to meet the requirements of Policy EP1. There are also two SSSI sites, Berwickshire Coast and Burnmouth Coast, which are protected by Policy EP2. The coastal economy at Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects.

There are four housing allocations, two business and industrial allocations, one mixed use allocation and four redevelopment allocations within Eyemouth. The redevelopment allocation (REYEM007) has been brought forward as part of the current LDP. Roads infrastructure has been put in place within the allocated business and industrial sites (BEYEM001 and zEL6) to the south east. This provides an opportunity for businesses to locate within Eyemouth. The housing allocation (BEY1) at Barefoots which adjoined the Caravan Park has been removed from the Plan, at the request of the landowner.

A Core Activity Area is identified within Eyemouth which covers a block of the High Street to the corner with Chapel Street and part of the block opposite to the corner with Renton Terrace. The Core Activity Area represents the core area for public activity in Eyemouth.

CHANGING CONTEXT

The Northburn Caravan Park has expanded in recent years, with additional pitches to the north west of Eyemouth. This continues to contribute towards the economy of not only Eyemouth but the wider area.

PREFERRED AREAS FOR FUTURE EXPANSION

The roads on either side of the Harbour area are at risk of coastal and fluvial flooding. The Netherbyres Gardens and Designed Landscape is located to the south of the settlement boundary and development is constrained here to protect the status and historic character of the area, as well as the contribution to the fine setting of the town along its western edge. Future development is constrained to the south east by the elevation, exposure on the open slopes and by the role that the ridges make in containing and providing a robust edge to the settlement. Land is constrained to the south west by the steep gradients and high visibility of the landform, while land to the west is constrained by the exposure and visual impact of development, which would breach the ridges and skyline. Areas to the south and west of the A1107 are therefore likely to be protected from development. A potential constraint to the future growth of Eyemouth is the surrounding prime agricultural land.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEY2B	Acredale Farm Cottages	9.6	244
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the North Burn 			
BEY15B	Gunsgreenhill	3.3	66
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AEYEM006	Gunsgreenhill Site C	4.7	12
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief, which shall be updated to require a flood risk assessment, or at very minimum topographic information, to assess the risk from the small watercourses which flow through and on the boundary of the site. 			
AEYEM007	Gunsgreenhill Site B	7.9	120
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief, which shall be updated to require a flood risk assessment or, at very minimum topographic information to assess the risk from the small watercourses which flow through the site. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL6	Hawk's Ness	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Take cognisance of the existing infrastructure that is laid out on the site • Avoid adverse effects on the Berwickshire Coast Special Landscape Area • Provide for the long term maintenance of landscaping, including structure planting to the north and south of development • Ensure the integrity of the two rights of way are maintained • Take cognisance of the approved Gunsgreenhill, Eyemouth – Planning Guidance. 			
BEYEM001	Gunsgreenhill	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL47	Acredale Industrial Estate	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL63	Eyemouth Industrial Estate	3.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MEYEM001	Gunsgreen Mixed Use	6.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
REYEM002	Former Eyemouth High School	7.7	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
REYEM003	Gasholder Station	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Possible contamination will need to be investigated Roads Planning team would need to be consulted on access Cognisance of the adjacent Conservation Area. 			
REYEM005	Whale Hotel	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Consideration of potential flood risk Efforts should be made to ensure that the category C Listed Building is re-used Demolition will only be considered if there are overriding environmental, economic, social or practical reasons It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use. 			
REYEM007	Former Town Hall	0.08	N/A
Site Requirements			
<ul style="list-style-type: none"> Flood Risk Assessment required Assessment of ecology impacts and provision of mitigation, where appropriate The front of the Category B listed building should be retained, however there is scope for the redevelopment of the hall to the rear Archaeology evaluation/mitigation may be required. 			

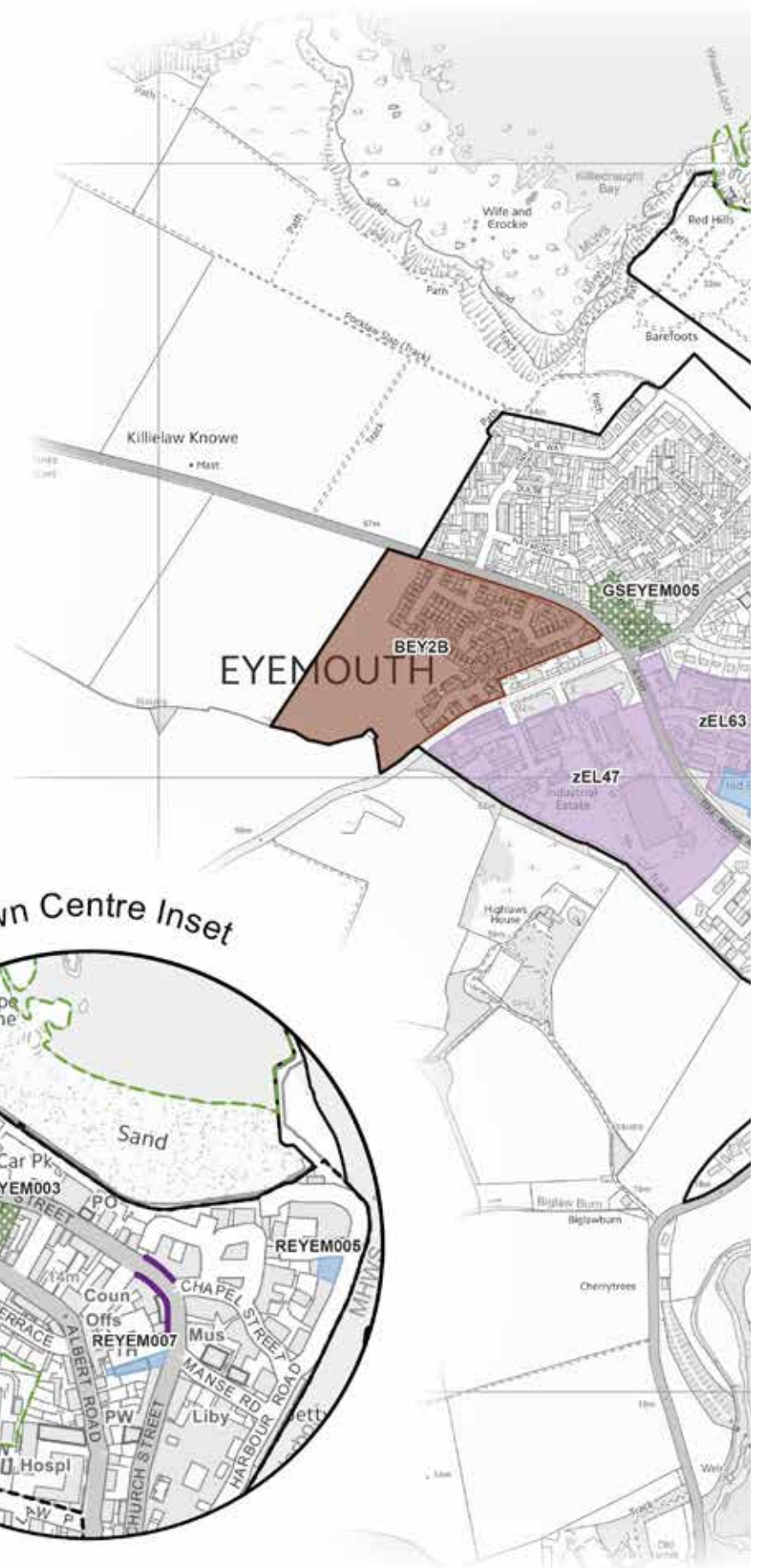
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEYEM001	Eyemouth High School	1.0
GSEYEM002	River Walk	1.0
GSEYEM003	Eyemouth Cemetery	0.2
GSEYEM004	Gunsgreen Planting	3.0
GSEYEM005	Eyemouth Recreation Ground	0.8

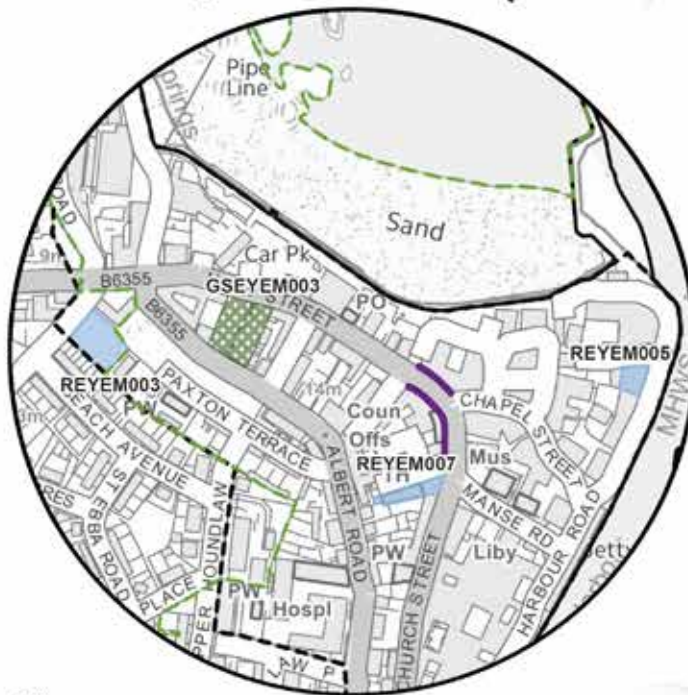
Scottish Borders Council
Local Development Plan 2023

Eyemouth

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas



Town Centre Inset



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SETTLEMENT PROFILE

FOULDEN

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
275



PLACEMAKING CONSIDERATIONS

Foulden has a stunning setting, lying in an area of sloping arable lowland where the Tweed Valley meets the Northumberland Plain. Foulden is in two parts with the western part characterised by a row of cottages and a war memorial on the north side of the A6105. The eastern part lies on the southern side of the A6105 and is characterised by housing development. The Ha-Ha to the west was created to maximise the views.

The Conservation Area of Foulden includes the single linear built form of the original settlement. Properties tend to be single storey or a storey and a half and mostly front onto the raised pavement. Traditional building materials such as slate, terracotta tiles, sand and whin stone and architectural detailing such as gable brick dormers, skews and quoins prevail. The collective contribution of the built form helps create the character of the Conservation Area. Any development must aim to respect the character of the wider area and the individual buildings.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for any long-term development is the area south of Kerrigan Way dependent on providing suitable road access, consideration of the Ancient Woodland Inventory and investigation of flood risk. Development to the north and south of the settlement will be resisted, particularly at the Conservation Area. The surrounding area is prime agricultural land.

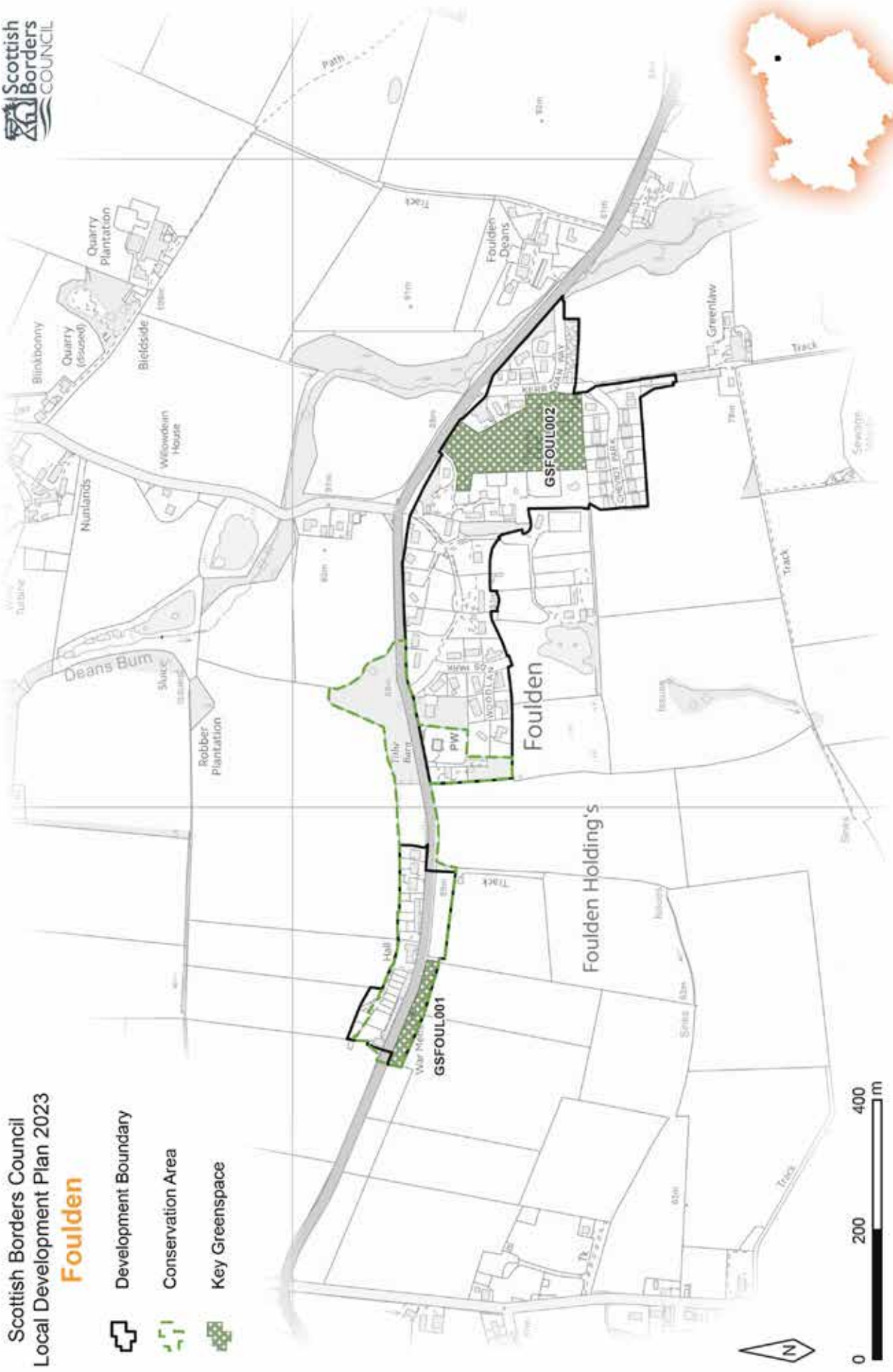
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUL001	War Memorial and Green	0.5
GSFOUL002	Recreation and Play Area	2.1

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Local Development Plan 2023
Foulden

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

FOUNTAINHALL

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
202



PLACEMAKING CONSIDERATIONS

Fountainhall is of primarily a residential character and has been developed in a linear form running north-west to south-east. Set within the Pastoral Upland Valley of the Gala Water, Fountainhall has many significant views both within and outwith the settlement. The majority of the properties with the exception of those recently built, are constructed of traditional materials such as stone and slate which provides Fountainhall with considerable character.

The Plan identifies the playing field to the south west of the settlement for protection as an important recreational facility for the community.

The Plan provides one housing allocation to the south west of the village.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING



SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AFOUN005	South Fountainhall	1.1	6
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

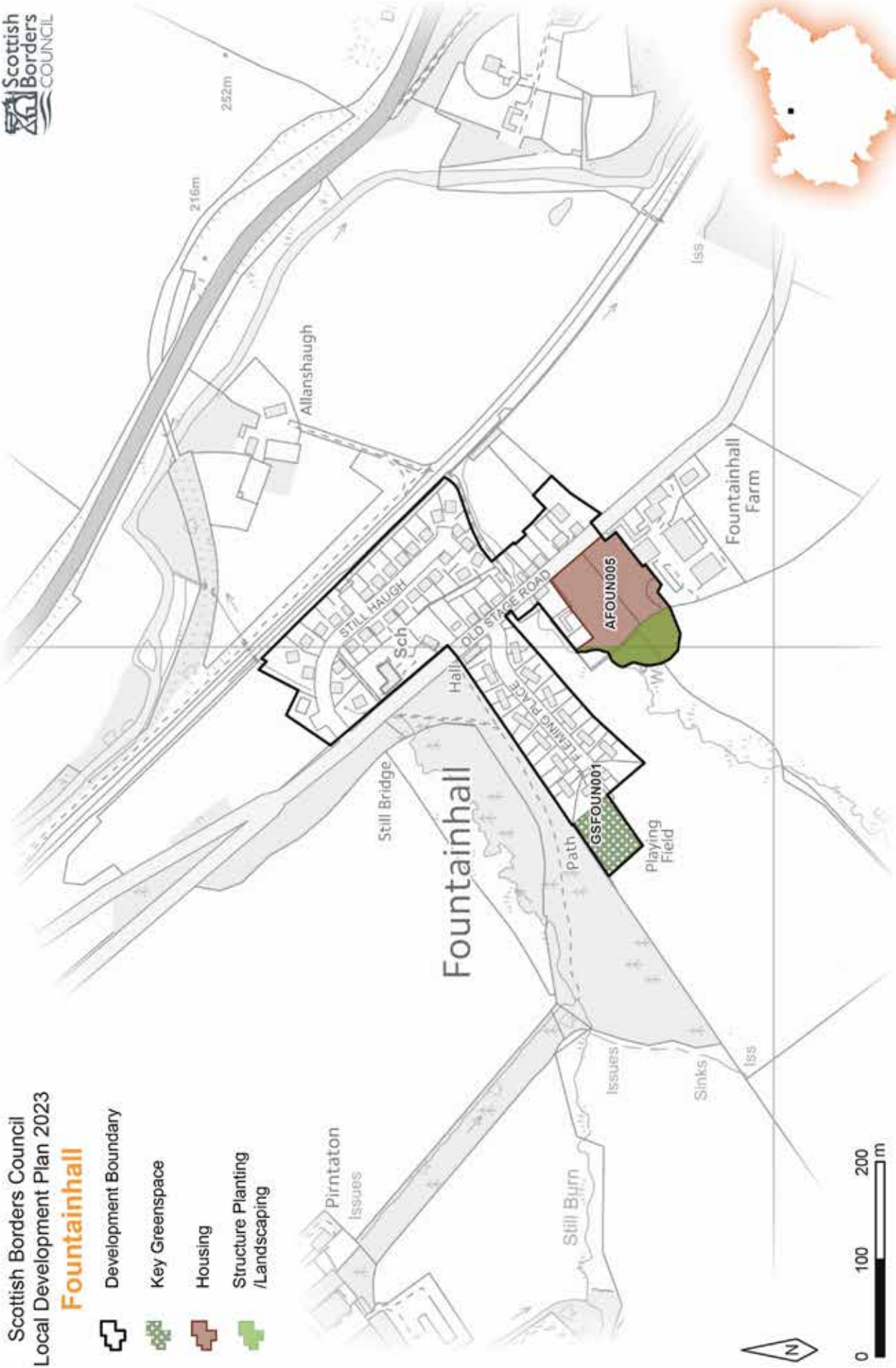
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUN001	Playing Field	0.3

Scottish Borders Council
Local Development Plan 2023

Fountainhall

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

GALASHIELS

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
12,982



PLACEMAKING CONSIDERATIONS

Galashiels is in the heart of the Borders and is recognised as a key principal town in providing services, employment and retail offers to a wide catchment area. The town is home to a number of public agencies as well as a part of Heriot-Watt University. An inner relief road has been developed in recent years to ease traffic congestion and flow and the reopening of the Borders Railway, with its key stop at the newly formed Transport Interchange, has brought opportunities to develop the town with the redevelopment of redundant buildings and the creation of jobs. The arrival of visitors at the Transport Interchange should continue to increase vibrancy and footfall in the town centre.

There has been significant growth and change in recent years and the town has been successful in attracting both housing developers and major retailers. There are a number of redevelopment opportunities as well as edge of settlement housing developments. However the topography of the town together with road capacity constraints poses significant challenges for future growth.

The character of Galashiels is mainly established by its town centre and its setting in the steep sided river valley of the Gala Water. The town centre is on the valley floor and is characterised by narrow streets, dating from the nineteenth century, punctuated by public buildings such as the Council Offices and nineteenth century churches.

The River Tweed, to the east, and the Gala Water are part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Galashiels Conservation Area includes Bank Street, High Street, Overhaugh Street, Bridge Street and Channel Street along with a number of linking streets. The majority of the main streets run along the valley bed, northwest to southeast. The most important visual focal points are the Bank Street Gardens and around the Cornmill Square.

Galashiels is the main shopping centre in the Scottish Borders, aided by recent retail developments. The Core Activity Area has been reduced in order to promote opportunities for complementary uses within the town centre.

Galashiels has six primary schools at Balmoral, Burgh, Glendinning, Langlee, St Peter's and St Margaret's RC. With the exception of Langlee, all schools have been assessed as being in poor condition with accommodation that is not flexible enough to deliver the requirements of a 21st Century curriculum. Analysis of school catchments and rolls has also shown that some have high occupancy levels while others are below capacity. Across all settings a high proportion of pupils attend schools which are not their catchment school. The Council is currently investigating the potential for co-

location and sharing opportunities across the town's primary estate. The Council has also agreed to replace the existing high school and plans for this are progressing for a new secondary campus which is expected to be located on the site currently occupied by Galashiels Academy.

The Galashiels Flood Protection Scheme was completed in 2014 and protects the town from flooding from the Gala Water. Works were undertaken at the Wilderhaugh/Plumtree area to protect the town centre to a 1 in 75 return period level of protection. Significant works were also undertaken at Netherdale adjacent to the watercourse to protect the area to a 1 in 200 plus climate change level of protection. This work has provided increased protection to 140 properties and significantly reduced the flood risk throughout the town. The Flood Prevention Scheme was taken forward under the Flood Prevention (Scotland) Act 1961.

Easter Langlee has operated as a key waste management site for the whole of the Scottish Borders since the 1970s, with landfill and waste management operations. A new waste transfer station has recently become operational at the site, diverting the majority of collected domestic and commercial waste away from landfill. This replaces the landfill operation which will be capped.

There are ten areas, including Bank Street Gardens, Gala Park, Victoria Park and sports fields and allotments, identified as key greenspaces.

CHANGING CONTEXT

As part of the Borders Railway Blueprint Programme, a Masterplan was developed for Galashiels in 2018, to show the key areas for opportunity and development in the town. The Masterplan sets out a medium to long term strategy for the community with the recognition of spaces for commercial, retail, residential and community facilities as well as townscape improvements. The proposals set out within the Masterplan would be considered through the Local Development Plan policies relating to infill development primarily and elements of the masterplan will be developed further. The new Tapestry building in Channel Street is currently under construction and is expected to be open in Spring 2021. It will be a key catalyst in regenerating the town centre.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan identifies land at Hollybush Valley, to the south west of the settlement, for potential longer term mixed use development. This area will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

The option of a bypass for Galashiels may be investigated in the future, both to alleviate traffic congestion in the centre of the town and to enable future development.

The area at Easter Langlee Mains is currently not appropriate for longer term development, but can be reconsidered in future Local Development Plan reviews depending on the development of waste disposal and recycling related facilities in the surrounding area and the requirement to upgrade the Langlee access road.

Development on the hills and woodlands north of the Development Boundary from Ladhope Crescent to Broom Drive will be resisted if it will impact on the setting of the town.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EGL13B	Crotchetknowe	12.7	75
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EGL16B	South Crotchetknowe	1.1	11
Site Requirements			
<ul style="list-style-type: none"> Vehicular access from B6374 (Melrose Road) to the north Existing trees to be retained where possible. Construction works and development to be a minimum of 15 metres from the base of mature trees Existing boundary wall feature to be retained where possible Amenity of neighbouring residential properties must be safeguarded. 			
EGL17B	Buckholm Corner	4.4	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief Consider the potential for culvert removal and channel restoration. 			
EGL19B	Mossilee	3.8	120
Site Requirements			
<ul style="list-style-type: none"> Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View Layout and design should minimise visual impact from the open countryside Existing trees on northern and western boundaries of site to be retained and protected Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development Consider the potential for culvert removal and channel restoration Investigation of surface water runoff required with potential mitigation measures during design stage. 			
EGL20B	Grange	0.9	13
Site Requirements			
<ul style="list-style-type: none"> Existing trees protected by Tree Preservation Order must be retained Preferred vehicular access off Craigpark Gardens Amenity of existing neighbouring residential properties must be safeguarded. 			
EGL32B	Ryehaugh	2.6	10
Site Requirements			
<ul style="list-style-type: none"> Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Archaeological interests require to be investigated and mitigation measures may thereafter be required Access onto A7 to be within vicinity of existing access with relevant upgrades Development of site must provide access to EGL200. 			

EGL41	Buckholm North	8.7	180
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Investigation of culverted watercourses and surface water flooding required. A culvert survey to be undertaken and submitted to determine the presence/location/condition. 			
EGL42	Forest Hill	2.5	50
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
EGL200	North Ryehaugh	1.7	20
Site Requirements			
<ul style="list-style-type: none"> • Access to be provided through adjoining site to south (EGL32B). Access immediately from the A7 will not be appropriate • Appropriate structure planting to be provided • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site. 			
AGALA017	Coopersknowe Phase 4	2.1	50
Site Requirements			
<ul style="list-style-type: none"> • New vehicular access road from the north • Retention of the mature tree on the eastern boundary of the site • Provision of a SUDS feature • Landscape planting in an open space to the south west and in the SUDS area • Long term maintenance of landscaped areas to be addressed. 			
AGALA024	Easter Langlee Expansion Area	25.2	450
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief and Masterplan for the site as well as the existing planning permission. 			
AGALA037	Former Castle Warehouse Site	0.3	30
Site Requirements			
<ul style="list-style-type: none"> • A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active • Assessment of ecology impacts and provision of mitigation, as appropriate • The existing mature woodland along the northern boundary and on the eastern part of the site must be retained and protected. A tree survey is required to establish the developable area of the site • Potential contamination to be investigated and mitigated • Contact with Scottish Water in respect of water treatment works local network issues • Archaeology investigation/mitigation is required • Transport Statement will be required to address sustainable travel and street connectivity • The street is adjacent to an existing business and industrial site and the railway line. This must be considered in the design and layout of development. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGALA002	Galafoot	2.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access onto the site from the road to the east • Development should conserve and enhance the natural heritage interest of the Gala Water, to the north, part of the Tweed Special Area of Conservation • Potential contamination from the former gas works should be investigated and mitigated • Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed. • A flood risk assessment is required to assess flood risk from the Gala Water and River Tweed to inform the area of redevelopment, type of development and finished floor levels. Surface water flooding issues require investigation • The tree belt to the west of the site should be retained and managed as it screens the site from the playing fields. Where possible trees should be planted and maintained along the north of the site to screen it from the minor road and pathway. 			
BGALA006	Land at Winston Road I	2.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Surface water mitigation required • Flood Risk Assessment as requested by SEPA • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (SAC) in line with the Habitats Regulation Appraisal, which seeks to prevent any adverse effects on the site integrity of the River Tweed SAC. • Assessment of ecology impacts and provision of mitigation, as appropriate • Potential contamination to be investigated and mitigated • A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings • Health and Safety Executive consultation required in respect of underground gas pipeline • A Water Impact Assessment is required • Odour from the nearby Sewage Treatment Works to be mitigated in discussion with the Council's Environmental Health Officer • Appropriate boundary planting to be provided, particularly along the southern and eastern boundaries of the site • Care should be taken not to damage the river banking as part of any development • Consideration must be given to bridge and culvert structures within and adjacent to the site. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL38	Easter Langlee Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL40	Netherdale Industrial Estate	6.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Refer to approved Planning Brief In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL41	Huddersfield Street Mill	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL42	Wheatlands Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
BGALA003	Langhaugh Business and Industrial Safeguarding	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGALA002	South of Coopersknowe	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> New vehicular access road from the housing site to the north or the employment land to the west The south eastern part of the site will be required for a new roundabout at the junction of Melrose Road and the Langshaw road Retention of mature trees and replacement planting along the Melrose Road and western boundary Potential contaminated land from agricultural activity should be investigated and mitigated Long term maintenance of landscaped areas to be addressed. 			
MGALA003	Winston Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site from Winston Road Creation of good quality building elevations along the Winston Road and Melrose Road elevations Screen the site from the adjacent electricity substation and abattoir to the south with tree/hedge planting Long term maintenance landscaped areas to be addressed. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGALA005 and SGALA016	Hollybush Valley	TBC	N/A
Site Requirements			
<p>The Hollybush areas will be subject to further assessment prior to being considered for inclusion as firm proposals in a future local development plan. If allocated, a Masterplan will be required to ensure a coherent and holistic approach to future development. The site would form part of a new district for the settlement as it is separated from it by the Gala Hill woodland. High quality design is required to create its own identity. The following requirements will need to be met within the Masterplan:</p> <ul style="list-style-type: none"> • Identified as preferred longer term development area subject to a transport appraisal and major roads issues to be addressed including: subsidiary access through Balmoral Avenue; upgrade of Hollybush Road through Gala Hill; upgrade of Hollybush Road on southern side of Gala Hill; and upgrade of Yair Junction onto A7 • Residential, employment and community uses would be appropriate in this area • A flood risk assessment may be required because a small area in the east of the Hollybush site is in a flood risk area. Investigation into culverted watercourse required and a small watercourse adjacent to the site. Surface water flooding issues would require to be investigated • Conservation and management of existing woodland adjacent to and in the area. These include the Gala Policies, Gala Hill, Stannis Plantation and copses in the west of the Hollybush area. Conserve hedges and field trees. Create single trees in the south and west of Hollybush to enhance these areas • New woodland structure planting to the west of Mossilee West and to the south, west and east of Hollybush to contain the area. Open space on the steeper slopes in the north of Hollybush • Conserve existing wetland areas in the south west of Hollybush and create Sustainable Urban Drainage System (SUDS) there and in the north • Archaeological Sites and Monuments Record sites should be evaluated and mitigated. These include the Picts Work Ditch/Catrail on the west of Hollybush; a well to the west of Hollybush and an old road running east to west. These should be excluded from development • Retain the Southern Upland Way pathway through Hollybush and create new circular countryside paths around the site • Long term maintenance of landscaped areas to be addressed • Ecological survey to be undertaken and appropriate mitigation measures recommended • An open space and outdoor recreational strategy for the area. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR04	Plumtreehall Brae	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Improvements to access to the A7 required Flood risk assessment may be required. 			
zR06	Roxburgh Street	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required to assess flood risk from the Gala Water, the mill lade or the small watercourse, and design and layout of the site should mitigate flood risk on the site Archaeological interests require to be investigated and mitigation measures may thereafter be required The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained. Any extensions, alterations, new building and associated landscaping should be designed sympathetically to this setting The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area, which covers the northern section of the site The potential for a foot/cycle path along the mill lade should be explored, consistent with the Galashiels Masterplan Regeneration Framework It is intended that a planning brief will be produced for this site. 			
zR024	Heriot-Watt Halls of Residence	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> Majority of site redeveloped for student accommodation, although remainder of site remains suitable for redevelopment Existing access off Tweed Road to serve remainder of site Existing trees within site to be retained where possible Amenity of existing residential properties to be safeguarded. 			
zR0202	Melrose Road	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RGALA001	Site of Former St Aidans Church	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Any new buildings should consider views from the Galashiels Conservation Area at Bank Street Flood risk assessment is required. 			
RGALA002	Vacant buildings at Kirk Brae	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Assessment of any impact on nature conservation will be required The character and setting of the C Listed Buildings which occupy the site must be protected and retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this character and setting Parking requirements must be met within the site It is expected that the buildings will be put back into residential use It is intended that a planning brief will be produced for this site. 			

zCR2	Huddersfield Street/Hill Street	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
zCR3	Stirling Street	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

EDUCATION

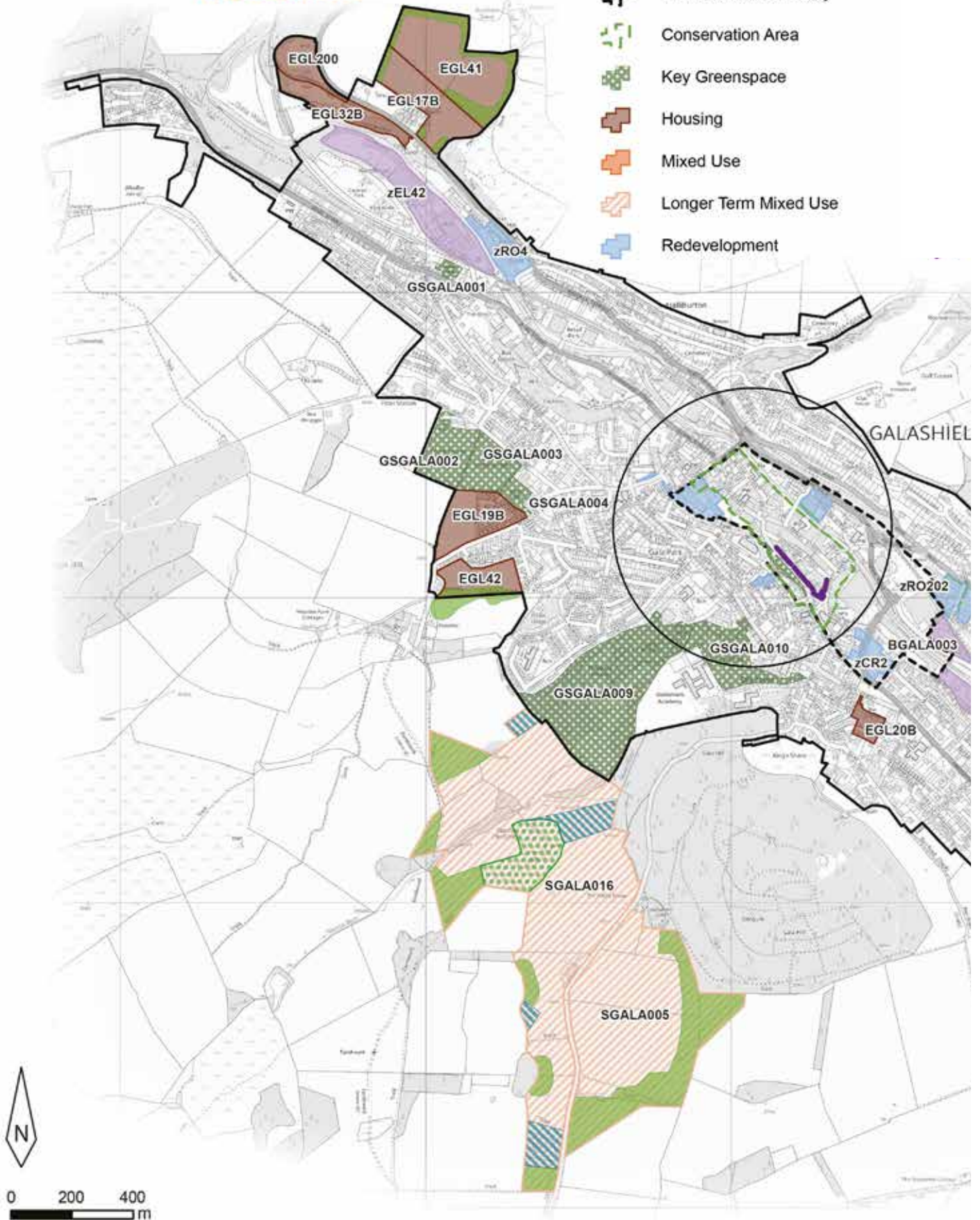
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zED2	Heriot Watt University - Netherdale Campus	2.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is an education safeguarded site as defined in Policy IS17 Flood risk assessment required which assesses risk from the Gala Water to inform area, type and finished floor levels of development. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGALA001	Wood St. Allotment	0.3
GSGALA002	Manse Road Cricket Ground	2.8
GSGALA003	Manse Road Park	2.6
GSGALA004	Mossillee Allotment	0.6
GSGALA005	Public Park	2.7
GSGALA006	Tweed Road	6.6
GSGALA007	Galashiels RFC	3.3
GSGALA008	Bank Street Gardens	0.4
GSGALA009	Gala Policies	13.4
GSGALA010	Scott Park	3.8

Galashiels

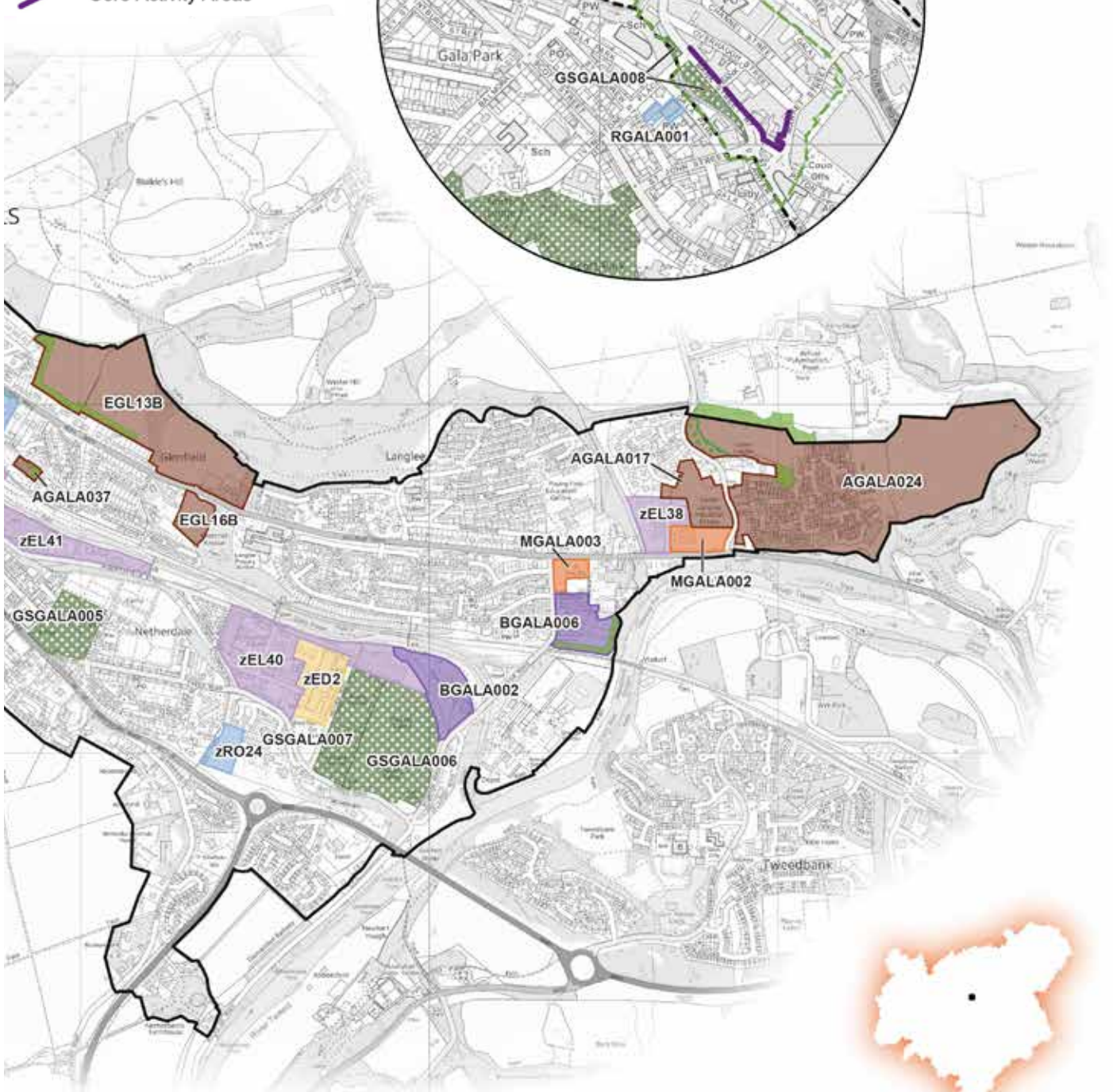
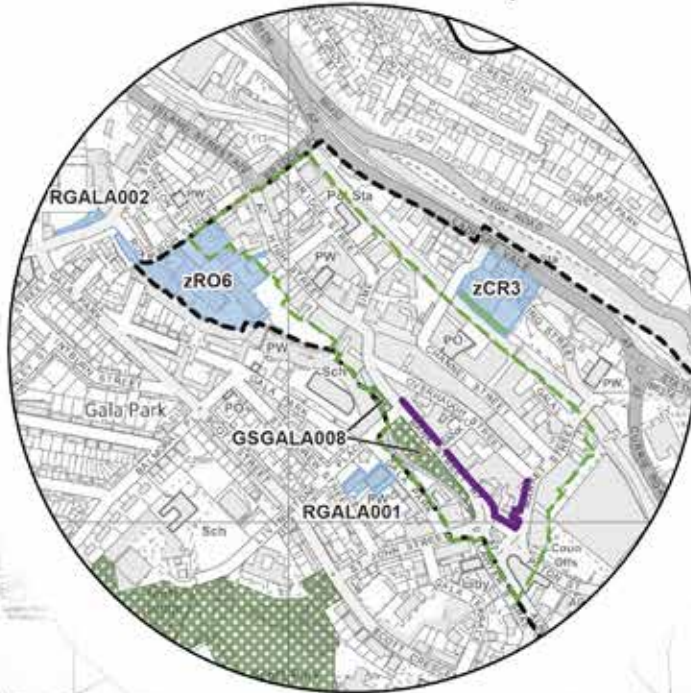
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment



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-  Business and Industrial
-  Business and Industrial Safeguarding
-  Education Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas

Town Centre Inset



10. Email: localplan@scotborders.gov.uk

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SETTLEMENT PROFILE

GATTONSIDE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
461



PLACEMAKING CONSIDERATIONS

Gattonside benefits from an attractive setting in the Tweed Valley. It is viewed from many points across the valley; particularly prominent are the fields and land to the north side of the main road. The tree lined avenue around the southern edge of the village and down towards the footbridge to Melrose adds much to its setting as do the open fields between the village and the Tweed.

The Conservation Area of Gattonside takes in much of the settlement. Narrow winding streets and paths all contribute to the distinctive spatial identity of Gattonside. Properties tend to be one and a half to two storeys in height but there are also a few single storey properties within the Conservation Area.

Traditional building materials prevail within the Conservation Area and architectural details contribute to the sense of place. It is recommended that any alterations or new development within the Conservation Area should contribute to the retention of its character.

The quality of the countryside around Gattonside is recognised by its inclusion in the Eildon and Leaderfoot National Scenic Area.

The Plan includes a large site for residential development at St. Aidans and a smaller residential site east of Montgomerie Terrace. Further development sites will not be promoted during the plan period as the sensitive character and setting of Gattonside must be protected from overdevelopment.

There are two areas of key greenspace identified in the village, at The Triangle and the School Wynd.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGATT007	St Aidans	3.8	40
Site Requirements			
<ul style="list-style-type: none"> Careful consideration will be required to establish the point of access from the B6360 (Main Street) Pedestrian / cycle link to be provided to Baker's Road The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting Site was formerly a designed landscape associated with Gattonside House and this would need to be explored prior to development. The mature trees within the site and on the surrounding boundary must be protected wherever possible. A tree survey will be required to identify trees to be removed and retained and no trees shall be removed without the written approval of the Planning Authority. Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials Open space must be provided to allow breathing space within the site and provide recreational facilities Protected species interests have been recorded in the area and further assessment on nature conservation will be required Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats. 			
EGT10B	Orchard	0.5	5
Site Requirements			
<ul style="list-style-type: none"> Existing perimeter hedgerows and trees to be retained where possible Vehicular and pedestrian access to be taken from Montgomerie Terrace Residential amenity of adjoining residential properties to be safeguarded The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials. 			

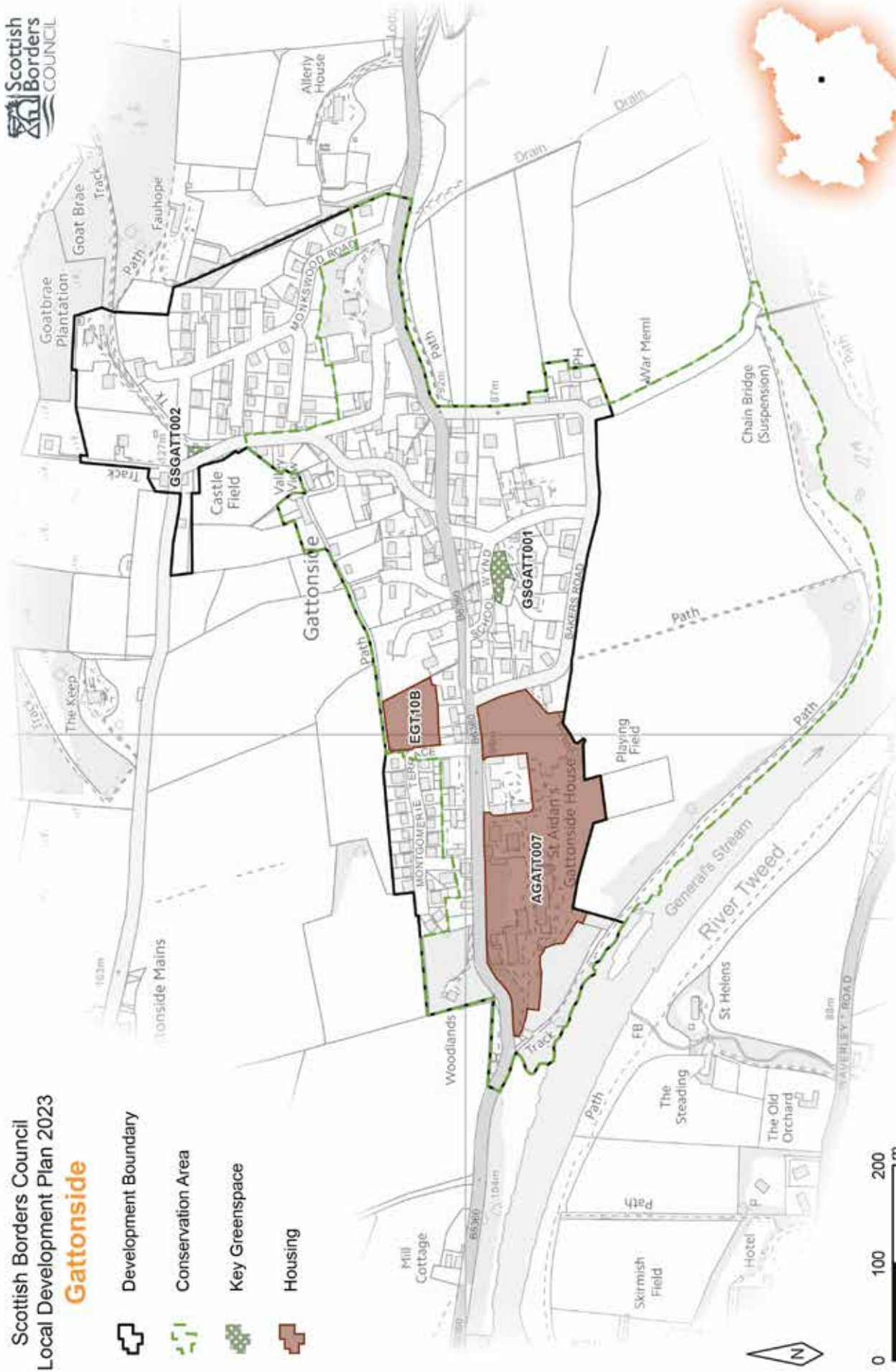
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGATT001	Gattonside	0.1
GSGATT002	The Triangle	0.06

Scottish Borders Council
Local Development Plan 2023
Gattonside



-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

GAVINTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
189



PLACEMAKING CONSIDERATIONS

Gavinton is an estate village intentionally set out around its Green in the 18th Century. Sited on a relatively flat area of land, the village benefits from attractive views, particularly of the surrounding gently rolling land, with large arable and pasture fields.

The Conservation Area is laid out in two short terrace rows and is centred on the rectangular green, surrounded by single and two-storey properties. Building materials that prevail are sandstone, harling and slate. The architectural details include sash and case windows, transom lights and rybats. These elements of the built fabric help form the character of the Conservation Area. Any new development or alterations must therefore aim to respect the individual buildings, the wider layout of the Conservation Area and take account of the features listed.

There is a large housing allocation in Gavinton on the western side which was added as part of the Local Plan Examination. This site has yet to be developed.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for longer term development is the area to the north of the settlement. The area to the south of the settlement should be protected from further development. The area surrounding Gavinton is prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS




HOUSING

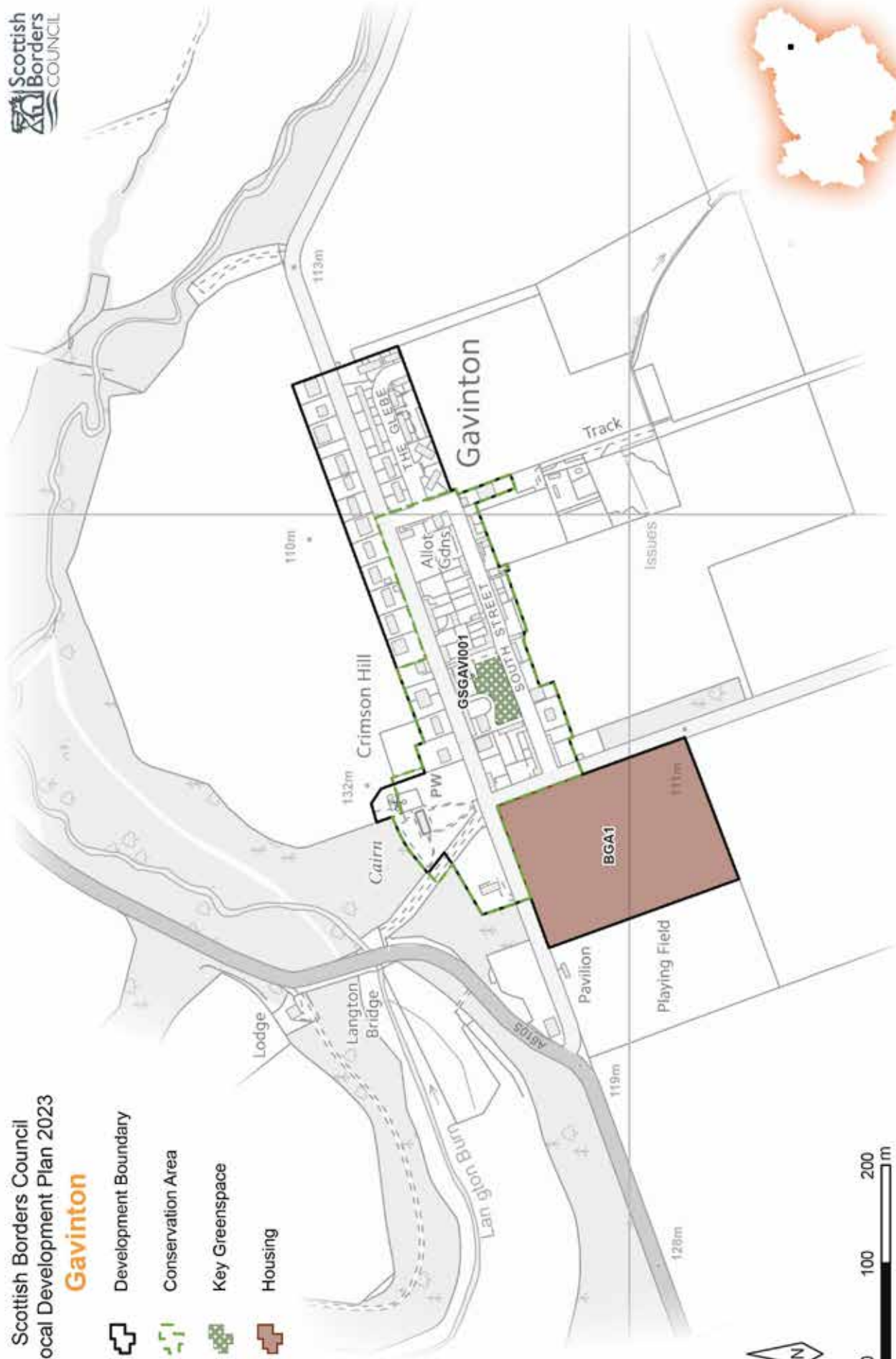
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGA1	West Gavinton	3.2	45
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGAVI001	Village Green	0.2

Gavinton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

GORDON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
454



PLACEMAKING CONSIDERATIONS

Gordon is a 19th Century village that was formed along the Main Street and Station Road that crosses it. Sited on a relatively flat area of land, Gordon benefits from attractive views within and out of the settlement. The surrounding landscape is gently sloping with large arable and pasture fields.

There are two housing allocations in Gordon, the most recent (AGORD004) has been brought forward as part of the current Plan.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north of the settlement will be resisted beyond the existing settlement boundary. A potential constraint to the expansion of Gordon is the surrounding prime agricultural land.

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG09D	Larger Glebe	1.2	18
Site Requirements			
<ul style="list-style-type: none"> • Amenity of the property adjacent to the south west corner and the properties on the other side of Manse Road should be protected through satisfactory planting • Cognisance of the Tree Preservation Order to the west of the site • Access should be taken from the Manse Road, in line with guidance from the Council's Roads Planning team • Property orientation should take advantage of the southerly aspect of the site. 			
AGORD004	Land at Eden Road	1.5	25
Site Requirements			
<ul style="list-style-type: none"> • Protection of existing boundary features, including the existing trees on the verge/fence line, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Extension of existing footway infrastructure along the frontage of the site • Landscaping to assist with integrating the development into the location. The long term maintenance of any landscaped area must be addressed • A Transport Statement is required for any development • Early engagement with Scottish Water, in respect of the WWTW. 			

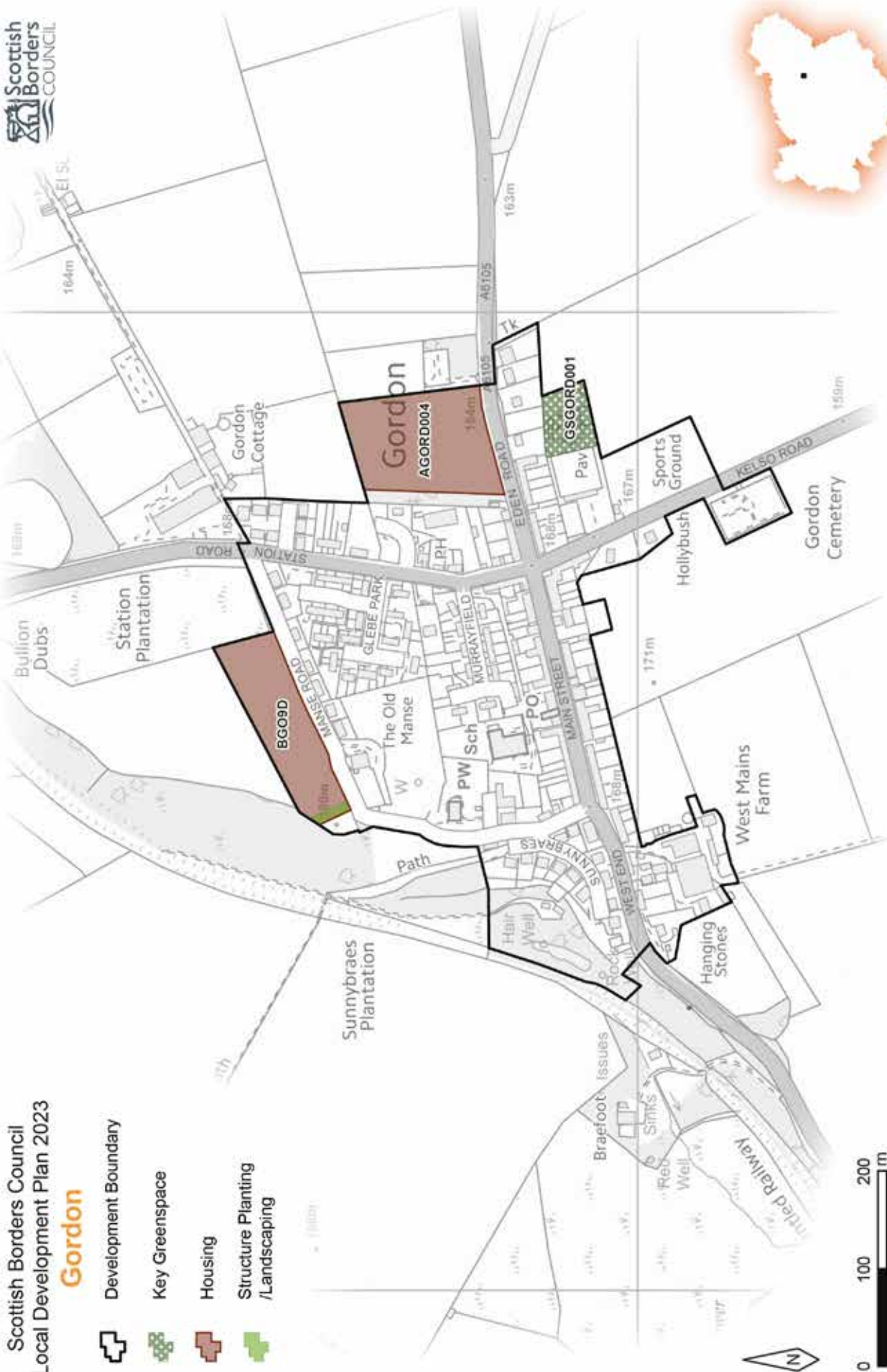
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGORD001	Kelso Road	0.3

Scottish Borders Council
Local Development Plan 2023

Gordon

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

GRANTSHOUSE

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
129



PLACEMAKING CONSIDERATIONS

The settlement pattern of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. Grantshouse is predominantly of a residential character and benefits from the many attractive open fields that give it a countryside setting.

A housing allocation has been brought forward as part of the current Local Development Plan (AGRAN004), located to the north east of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

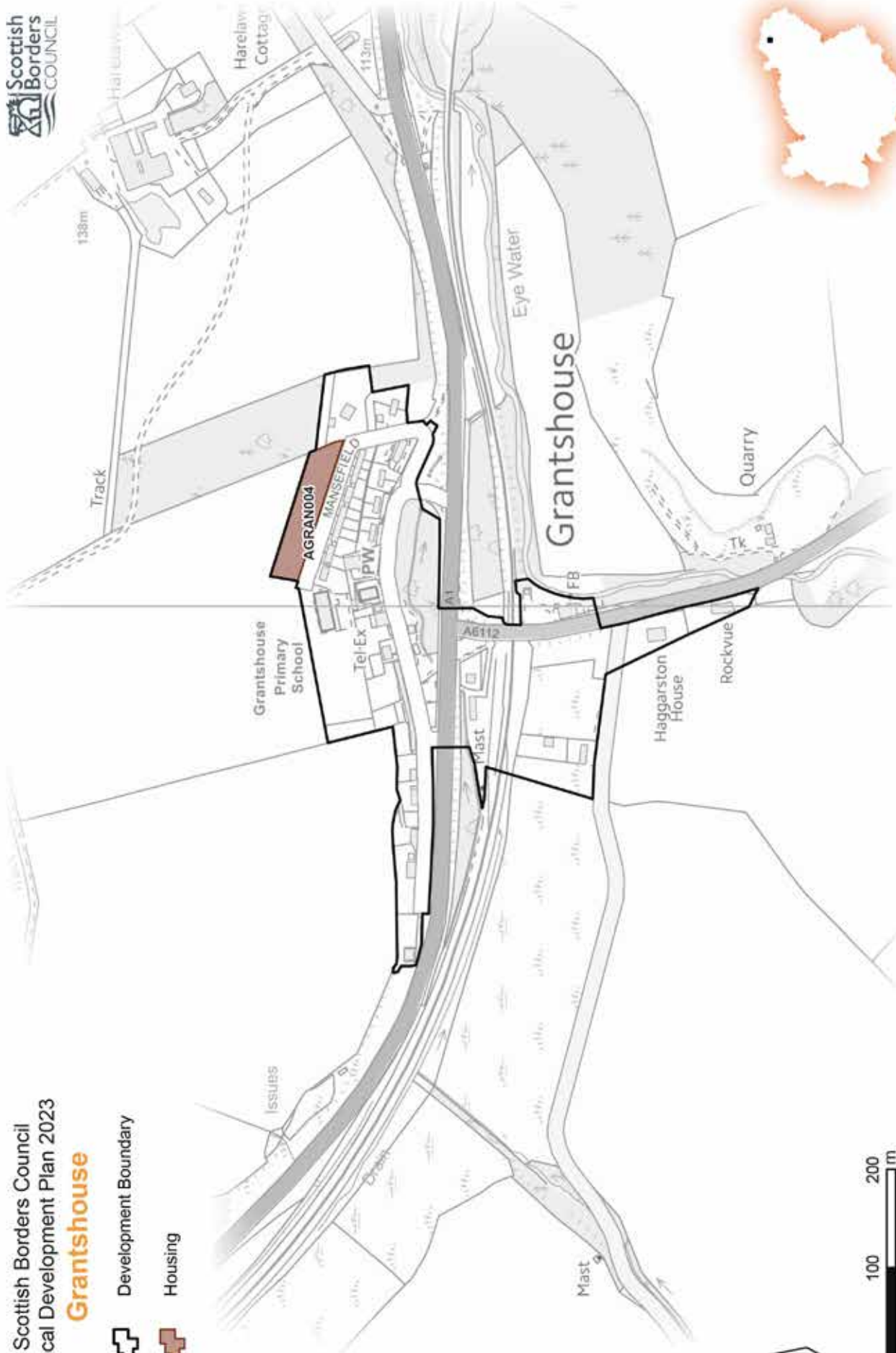
Development to the south will be resisted as this would severely compromise pedestrian safety, due to the proximity of the A1. Other potential constraints to the expansion of the village include the surrounding prime agricultural land and an area of flood risk to the south.

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGRAN004	Land North of Mansefield	0.4	8
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface water runoff issues, to ensure adequate mitigation • Early contact with Scottish Water in respect of WWTW • Protect existing boundary features, where possible • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Assessment of ecology impacts and provision of mitigation, where appropriate. 			

Grantshouse

-  Development Boundary
-  Housing



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SETTLEMENT PROFILE

GREENLAW

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
653



PLACEMAKING CONSIDERATIONS

Greenlaw is located in the hills at the edge of the Lammermuirs with the Blackadder Water running through the town. The settlement originally developed along the High Street, however there have been subsequent developments along Duns Road to the north, marked by post-war Council housing, businesses and a caravan park. There has been further residential development along Wester Row to the south west and Marchmont Road to the east.

The Conservation Area is concentrated along the High Street and around The Square. The majority of properties along the High Street are built to the footpath which contributes to the character of Greenlaw. Properties are generally built in short rows and there is a range of storey level and styles. Building materials such as sandstone, slate and pantiles; and architectural details such as transom lights, sash and case windows and pilasters contribute significantly to the character of the area. Any new development must aim to positively contribute to the character of the Conservation Area.

The Greenlaw former Town Hall is a Category A Listed Building and sits on the corner with Duns Road and The Square, within the key greenspace 'The Green'. The building has seen significant investment in recent years and undergone restoration. The building contributes to the character and appearance of the Conservation Area and the wider settlement.

There are a number of housing allocations within Greenlaw, which are yet to be developed. An additional housing allocation has been brought forward as part of the current Plan (AGREE009), located on a brownfield site to the east of Greenlaw. A former mixed use allocation has also been brought forward as a business and industrial allocation (BGREE005), which will provide opportunities for businesses to locate within Greenlaw.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Flood Contingency Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to the Indicative River and Coastal Flood Map (Scotland). A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The area at Halliburton Road (SGREE003) is the preferred area for potential longer term development. The area will be subject to further assessment, and will require a future Masterplan to ensure a coherent and holistic approach. A potential constraint to future development to the south, particularly surrounding Greenlaw Mill Farm, is flood risk.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG200	Marchmont Road	1.0	25
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AGREE004	North of Edinburgh Road	0.6	15
Site Requirements			
<ul style="list-style-type: none"> Main vehicular access route will be from Edinburgh Road Provide for future vehicular links to the longer term development area to the north Affordable housing provision on site Provide footway link to the centre of Greenlaw Existing landscape features to be conserved. 			
AGREE006	Marchmont Road II	3.2	60
Site Requirements			
<ul style="list-style-type: none"> Main vehicular access route will be from Marchmont Road A woodland buffer to contain the site and create new woodland walks linking the development with the surrounding countryside Pedestrian access into the centre of the settlement Potential improvements to Church Hill junction supporting the provision for alternative vehicular access into the site Creation of parking opportunities for residents adjacent to the site Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency Evaluation and mitigation of any impact on the River Tweed SAC Interim landscape buffering if site is developed in stages The long term maintenance of landscaped areas must be addressed Other vehicular links to the site and the mitigation of increased traffic flows in the area, including along Marchmont Road, will be evaluated through a Transport Assessment. 			

AGREE009	Poultry Farm	2.3	38
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to assess the risk from the Blackadder Water and small watercourse along the eastern boundary. Consideration should be given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding • Protect boundary features, where possible • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Potential for archaeology, investigation and mitigation may be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • A number of access points are achievable along the northern boundary of the site • Transport Statement will be required • Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment is required, in respect of WWTW • Water Impact Assessment is required, in respect of WTW • Potential contamination on the site to be investigated and mitigated, where required. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGREE003	Halliburton Road	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • A Masterplan to be developed for the site • Vehicular access from the A697 (Edinburgh Road) to the south via the approved affordable housing site AGREE004. Pedestrian/cycle link to Halliburton Road is required and vehicular access via Halliburton Road should not be ruled out, but will require junction improvements at the A697 • Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary • Enhancement to the tree belt on the west side of the site • Open space at the top of the site to protect potential archaeology and prevent unattractive ridgeline • Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency • Interim landscape buffering if site is developed in stages • Further assessment of developer contributions for the new Berwickshire High School will be required and Greenlaw Primary School may be required • The long term maintenance of landscaped areas must be addressed. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGREE005	Land South of Edinburgh Road	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Transport Statement is required for any development • Consideration must be given to surface water runoff and any flood risk • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW • Amenity of adjacent residential properties should be considered through appropriate screen planting • Planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105 • Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site • Long term maintenance of landscaped areas to be addressed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL22	Duns Road Industrial Estate	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGREE003	Former Extension to Duns Road Industrial Estate	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • Any scheme proposed should be of a suitable mixed use nature i.e. involve complementary uses and consider the interaction of different uses on site • Vehicular and pedestrian access should be taken from the A6105 (Duns Road) in line with advice from the Roads Planning team • Screen planting to the north and east to screen the development from approaches to Greenlaw from the north and to define a settlement edge • Amenity of the neighbouring residential properties and business should be considered through satisfactory screen planting • Orientation of buildings to take advantage of the southerly aspect of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGREE001	WS Happer Memorial Park	3.2
GSGREE002	The Green	0.6

Scottish Borders Council
Local Development Plan 2023

Greenlaw

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

HAWICK

HOUSING MARKET AREA
Central



LOCALITY
Teviot & Liddesdale



POPULATION
14,353



PLACEMAKING CONSIDERATIONS

Hawick is centred on the River Teviot around its confluence with the Slitrig Water. Both these rivers are part of the River Tweed Special Area of Conservation, a wildlife site of international importance. They are important focal points, especially when viewed from the bridges, including the James Thomson footbridge, and public open spaces, including Wilton Lodge Park. The Teviot Valleys Special Landscape Area is located to the east of the settlement.

Hawick's history can be traced back to the 12th century, and the town grew significantly with the arrival of the industrial revolution, in particular the expansion of the knitwear and textile industries and the introduction of the railway.

The town centre is a Conservation Area which includes all the High Street and the historic core around Drumlanrig Square to the south. Properties along the High Street date mainly from the Victorian era and include a range of architectural styles dominated by the impressive Scots baronial Town Hall. The Conservation Area has retained many of its distinctive characteristics, with the High Street having a strong urban feel. There is still evidence of the medieval pattern of burgage plots or 'rigs' here. A number of textile mills are still in existence, including the Category 'A' listed Tower Mill – one of three 'A' Listed Buildings in the Conservation Area. There are also 130 more Listed Buildings of lesser designation.

In the Hawick Conservation Area there are a variety of building types, styles and periods, reflecting the history, diversity and development of the town. Buildings are chiefly of stone with slate roofs and contain a range of interesting architectural details. All these elements contribute to the distinctiveness of the Conservation Area and should be respected when development or alterations are proposed.

Hawick has experienced significant economic decline largely as a result of the contraction of the local textile industry. With its rural location, commuting to other work areas is more challenging, limiting alternative employment opportunities. The town remains in need of regeneration and there have been recent positive developments in this respect. A £3.6 million funding boost was announced in the Summer of 2017, which supported a business incubator centre, at the former Armstrong's building on Oliver Place/Teviot Crescent, the development of four industrial units at Galalaw Industrial Estate (now completed) and the upgrading of existing business facilities in Hawick's Tower Mill. These investments built upon the Hawick Action Plan which is structured around three key themes; making Hawick a 'Great Place for Working and Investing'; a 'Great Place for Living and Learning'; and a 'Great Destination to Visit'. Two recent projects in the town, the expansion of the Borders College Campus and investment to redevelop key buildings in the town centre, have been brought in by the South of Scotland Economic Partnership. These projects have and will contribute to the overall regeneration of the town.

A total of ten redevelopment sites are identified in this plan to encourage the re-use of previously developed land. These are mainly former mill sites, but also include the former Cottage Hospital – a Category B Listed Building in need of a new use.

Hawick is an important centre within the Central Borders Strategic Development Area and has a wide range of housing and business/industrial opportunities to enable growth to take place, including the strategic business and industrial site at Galalaw on the northern edge of the town. An additional area of land has been allocated for housing at Burnfoot, adjacent to Galalaw. In recent years, new retail units have been developed on the north side of the River Teviot on Commercial Road, so the town centre boundary has been extended accordingly.

A Flood Protection Scheme, approved in December 2017, is currently being implemented in the town, this will deliver protection from a 1 in 75 flood event to over 900 residential and commercial properties at risk along the River Teviot and Slitrig Water. The works are scheduled for completion in late 2022.

There are a total of fifteen key greenspaces identified in the town, including the Volunteer Park, Wilton Lodge Park and various allotment sites. Wilton Lodge Park in the town has had recent improvements as part of a £3.64 million regeneration project funded by the Heritage Lottery Fund and Scottish Borders Council which has seen new facilities provided including a playpark and extra footbridge over the River Teviot and a café. Improvements have also been made to footpaths, lighting and signage in the park which has just been awarded Green Flag Status, a gold standard for outdoor spaces. This is a hugely successful investment in a facility which will attract visitors to the town.

CHANGING CONTEXT

In April 2019, the Council received approval for a bid for funding for a Conservation Area Regeneration Scheme (CARS) for the town by Historic Environment Scotland (HES). This investment will help to conserve and enhance historic town centre buildings, address issues with key priority properties and encourage general repairs to others. This is a welcome investment for the Conservation Area of the town which has seen some deterioration in recent years.

The Council remains supportive to see the southern extension of the Borders Railway to Hawick and Carlisle in accordance with SESplan policy. The indicative line of the railway, which is largely coincident with the disused railway line, is therefore protected from development. The UK and Scottish Governments have indicated that funding may be available through the Borderlands proposal to undertake feasibility work on the plans for an extension to Borders Rail from Tweedbank to Carlisle.

In light of the changing role of town centres the core activity area has been removed, which consequently allows a wider range of uses within the town centre.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the south of the settlement will be resisted if it will exacerbate road congestion in the Loan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHA12B	Summerfield 1	1.7	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA13B	Summerfield 2	2.7	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA21B	Leaburn 2	1.6	40
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to this site will be from Leaburn Drive to the north of the site Design and site layout must take account of the sloping nature of the site and the need to retain mature trees – most notably on the south western boundary of the site Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency SUDS is required to deal with surface water drainage on the site Boundary hedgerows and tree planting are required, particularly on the north western perimeter, to landscape the edge of the built-up area with a management scheme for planting and after-care Pedestrian links shall be designed to provide convenient access to Weensland Road (A698) and the recreation ground to the west. 			
RHA24A	Crumhaughill	2.5	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA25B	Stirches 2	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal	4	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

AHAWI006	Guthrie Drive	6.9	100
Site Requirements			
<ul style="list-style-type: none"> • Relation to St Andrews convent needs to be considered and taken into account in development proposals • The woodland policies to the north west of the site need to be retained and managed • Trees along Guthrie Road need to be retained or improved (as amended for visibility and access purposes) • Undergrounding of existing overhead transmission lines to be considered • Access to be via Guthrie Drive • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • Landscaping is required to reduce visual impact from the west • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. 			
AHAWI013	Gala Law	5.5	100
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AHAWI025	Leishman Place	0.2	5
Site Requirements			
<ul style="list-style-type: none"> • Amenity of neighbouring residential properties to be addressed • Boundary trees to be retained. 			
AHAWI026	Henderson Road	0.2	6
Site Requirements			
<ul style="list-style-type: none"> • Alternative pedestrian access between Henderson Road and Boonraw Road to be provided • Structure planting on the NE boundary is required, and existing trees on this boundary to be retained • The potential relocation of the adjacent recycling point to be considered • Amenity of neighbouring residential properties to be addressed. 			
AHAWI027	Burnfoot (Phase 1)	5	60
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and BHAWI004, in the form of supplementary planning guidance, to include the principles of 'Designing Streets' • A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west • Vehicular access to the site is to be taken from the B6359 • A Transport Assessment will be required • Provision of pedestrian linkages between the B6359 and the bus laybys on the A7, and along the north-west side of the B6359 to tie in with footways to the A7 • Measures should be taken to improve cycling linkages along the B6359 • The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and should take cognisance of the sloping nature of the site • Assessment of ecology impacts and provision of mitigation, as appropriate • Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature (hatched in blue) with associated open space to the south of the site • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Potential contamination on the site should be investigated and mitigated • Potential for on-site play provision. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL60	Gala Law Business and Industrial Land Proposal	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicle access is from the Galalaw Business Park estate road to the north of the site • Landscaping is required along the road frontage and to the rear of the site to create a high quality setting for the development. A management scheme for planting is also required. 			
BHAWI001	North West Burnfoot	5.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a single joint planning brief will be produced for this site and site AHAWI027 and BHAWI004, in the form of supplementary planning guidance, to include the principles of 'Designing Streets' • This is a business and industrial site as defined in Policy ED1 • A firm landscape screen to be formed along the western and northern boundaries of the site, involving new tree planting and hedgerow enhancements • The Mill Dam should be excluded from the development • Site should be planned in association with site AHAWI027 and road network should integrate both schemes • Development of site should accommodate the retention of key views from the Gala Law roundabout area • Vehicular access to site is achievable from B6359 • Vehicular access is available from the road serving Galalaw Business Park and a footway is required on the north west side of the B6359 • The B6359, beyond the Henderson Road junction, needs to be upgraded in terms of width; footway provision and street lighting and a lower speed restriction may be required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors and provision for their long term management and maintenance. 			
BHAWI002	Gala Law North	6.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a business and industrial site as defined in Policy ED1 • Hedgerow enhancements and structure planting are required along the eastern, northern and western part of the site to minimise visual impact from the north, east and west. A management scheme for planting is also required • Careful consideration regarding layout and scale is required to minimise visual intrusion in the landscape • A strip of semi-natural woodland that runs through the site needs to be retained except if part of it is needed for access • Pedestrian links are required to bus laybys at Galalaw roundabout • There are potential issues with contaminated land on the site and this should be further investigated. 			

BHAWI003	Gala Law II	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Consideration is required to be given to surface water and water environment considerations • Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds • Existing trees to be protected and retained • A Transport Statement is required. Development must not preclude access to site MHAWI001 • Potential contamination to be investigated and mitigated • Footpath link along the northern edge of site is required • Water and Drainage Impact Assessments may be required • A water main runs through the middle of the site • Archaeology evaluation/mitigation required. 			
BHAWI004	Land to South of Burnhead	5.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a high amenity business site as defined in Policy ED1 • It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and AHAWI027, in the form of supplementary planning guidance, to include the principles of 'Designing Streets' • Surface water flooding issues and water environment considerations will require to be addressed • Assessment of ecology impacts and provision of mitigation, as appropriate • Burnhead Tower, a category B listed tower house, lies to the north east of the site. Mitigation measures must ensure there is no impact upon the setting of the tower house • A Transport Statement is required • A pavement or other access route providing non-vehicular access along the north edge of the site is required. Opportunity to create better pedestrian/cycle access along the B6359 and also to provide connectivity to the A7 and the wider path network • An existing water mains runs through the site • A Drainage Impact Assessment may be required • Archaeology evaluation/mitigation required • Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road • A firm landscaped screen is to be formed on the northern edge of the site and a landscaped boundary along its eastern side • A comprehensive transport appraisal is to be undertaken, which should include analysis of the site's cumulative impact on the trunk road network and any requisite mitigation to resolve such impacts. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL48	Gala Law (Safeguarded Site)	1.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL49	Burnfoot	17.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL50	Mansfield Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required to assess the risk from the River Teviot and small watercourse which flows along the boundary of the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage. 			
zEL51	Loch Park Road	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL52	Liddesdale Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL62	Weensland	2.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required to assess the risk from the River Teviot and mill lade which flows through the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MHAWI001	Gala Law	28.4	N/A
Site Requirements			
<ul style="list-style-type: none"> The design and site layout should aim to retain areas of significant biodiversity value A landscape and ecological strategy should be prepared to restore and create habitats and wildlife corridors and to create a high quality landscape setting for the development. The developer should provide for the long term management and maintenance of these areas The layout of roads and paths, shall be designed to maximise ease of movement for pedestrians and cyclists within and into the site and to ensure convenient access to bus services. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR08	Commercial Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHAWI001	Slitrig Crescent	1.6	70
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site Redevelopment of the site should take advantage of the location close to the town centre Design and layout should give proper respect to the listed buildings, archaeological records and the location in the Conservation Area in Hawick Any development is required to take into account the intimate setting of the area around Slitrig Crescent and the Slitrig Bank area Parking is required to be included within the layout of the development Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Contamination assessment required due to the relation to the former Waverley railway and appropriate mitigation measures to be carried out thereafter Land in direct proximity to the railway is required to be safeguarded in line with LDP In the short term, the site would benefit from improved open space in the south eastern corner that would also create a link to the core path along the former railway line. 			
RHAWI010	Cottage Hospital	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> The B Listed former Cottage Hospital and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting Access is likely to be from Buccleugh Road (A7), via the shared entrance with Borders College There are trees within the site which are protected by Tree Preservation Orders as well as other mature trees which must be retained and protected. BS5837 site appraisal for tree cover required SUDS is required to deal with surface water drainage on the site Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter Due to the regional historic interest of the building, a Historic Building Survey to be undertaken Assessment of any impact on nature conservation will be required. 			

RHAWI011	Factory, Fairhurst Drive	0.5	10
Site Requirements			
<ul style="list-style-type: none"> • A buffer zone to be formed to the south of the site to be confirmed through the planning application process, to prevent prejudicing the potential future extension of the Borders Railway through the south of the site, and to prevent loss of light into dwellings • Potential contamination on the site should be investigated and mitigated • Extension of the existing footway on the south side of Fairhurst Drive along the northern boundary of the site, and explore the potential to tie this in with the footway on Wilson Drive • Assessment of ecology impacts and provision of mitigation, as appropriate • Explore the potential to establish a direct pedestrian link onto Wilson Drive • Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use • Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA. 			
RHAWI012	St Margaret's & Wilton South Church	0.04	N/A
Site Requirements			
<ul style="list-style-type: none"> • Any development must preserve or enhance the character of the Conservation Area • Historic building recording of the late 19th Century church may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Amenity of existing residential properties must be safeguarded. 			
RHAWI014	Land on Mansfield Road	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels • Use should be compatible with adjacent residential properties to the north and east • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. 			
RHAWI015	Land east of Community Hospital	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • The C listed building and its setting (Former Office to Turnbull's Finishing Works) to the north must be protected. Any development on this site must be designed sympathetically to this setting • A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels. Investigation of potential lade structures beneath the site should be considered • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The service road will require to be upgraded, possibly to adoptable standard • Site connectivity to the site to the north may be desirable. 			

RHAWI016	Former N Peal Factory, Carnarvon Street	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • The design and layout of development proposals should ensure that there is no adverse impact on adjoining land uses • The C listed building which occupies the site and its setting (Former Office to Turnbull's Finishing Works) must be retained. Any development on this site must be designed sympathetically to this setting • Use should be compatible with adjacent residential properties to the north and east • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Demolition or alteration would require a Historic Building Survey to be undertaken and possibly further mitigation of impacts • Protected species interests may be present within the structures and further assessment on nature conservation will be required • Vehicular access off Carnarvon Street, provided the use is not intense and does not involve any undue use by HGV traffic. Connectivity with the road to the south may be desirable although the creation of a rat-run would be objectionable • A flood risk assessment is required and design and layout of the site should mitigate flood risk. 			
RHAWI017	Former Peter Scott Building	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment would be required • Any development must be sympathetic to the character and setting of this C listed building and Hawick Conservation Area • Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required • Potential archaeology within the site, mitigation may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The need for a Sustainable Urban Drainage System within the site to deal with surface water. 			
RHAWI018	Buckleuch Mill	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to assess the risk from the River Teviot • Any development must be sympathetic to the character of the Hawick Conservation Area • Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required • Potential archaeology within the site, mitigation may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The need for a Sustainable Urban Drainage System within the site to deal with surface water. 			

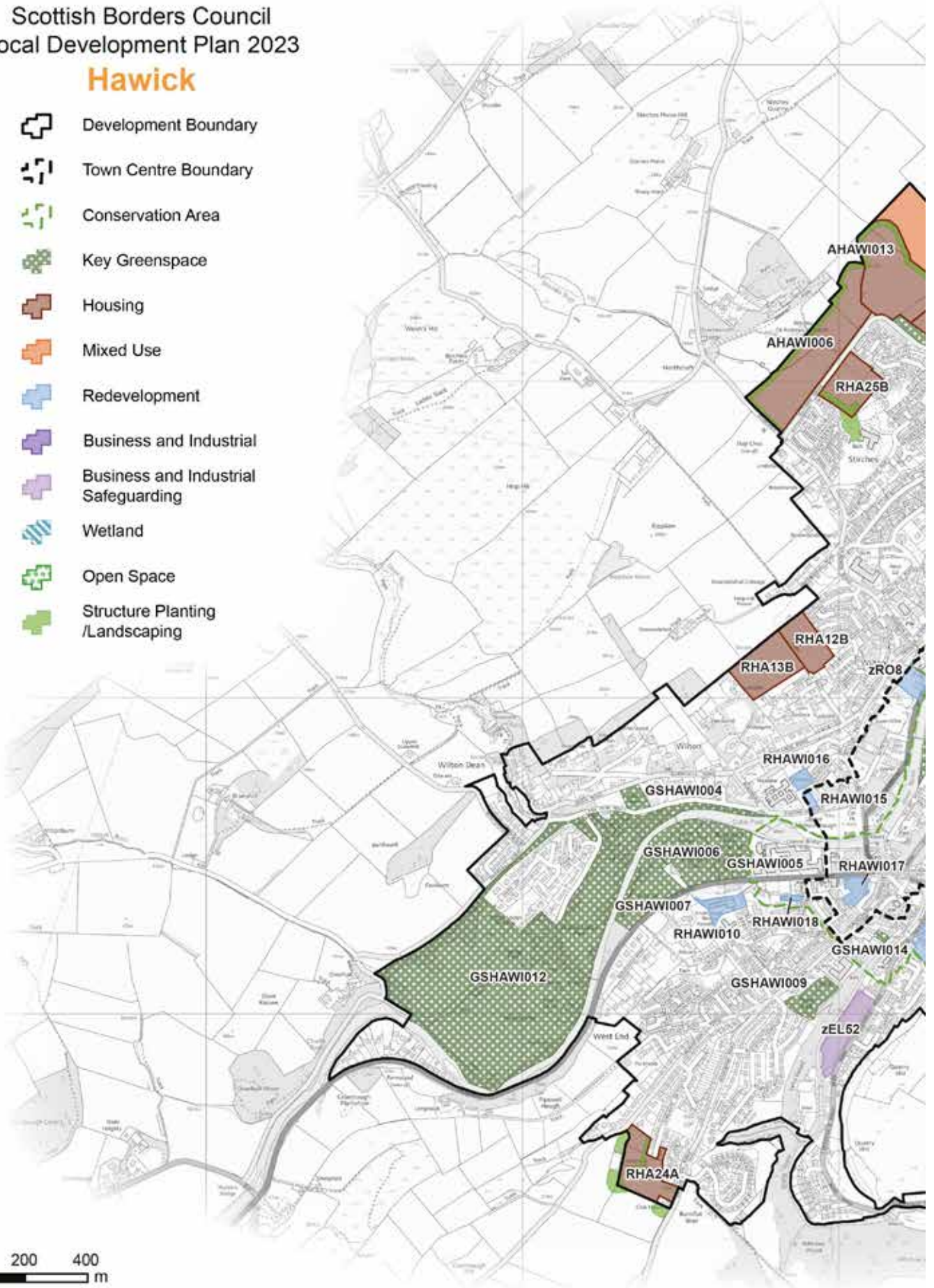
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHAWI001	Twirlees Terrace Allotments	0.3
GSHAWI002	Braid Road Allotment	1.1
GSHAWI003	Fisher Avenue Allotment	1.7
GSHAWI004	Dean Road Allotments	0.6
GSHAWI005	Hawick & Wilton CC	2.2
GSHAWI006	Volunteer Park	2.8
GSHAWI007	Volunteer Park ATP	2.6
GSHAWI008	Allotments at Guthrie Drive	0.7
GSHAWI009	Moat Site	1.1
GSHAWI010	Mansfield & Albert Park	3.6
GSHAWI011	Park in Burnfoot	2.8
GSHAWI012	Wilton Lodge Park	33.3
GSHAWI013	Little Haugh	0.6
GSHAWI014	The Village Allotments	0.1
GSHAWI015	Weensland Allotments	0.3

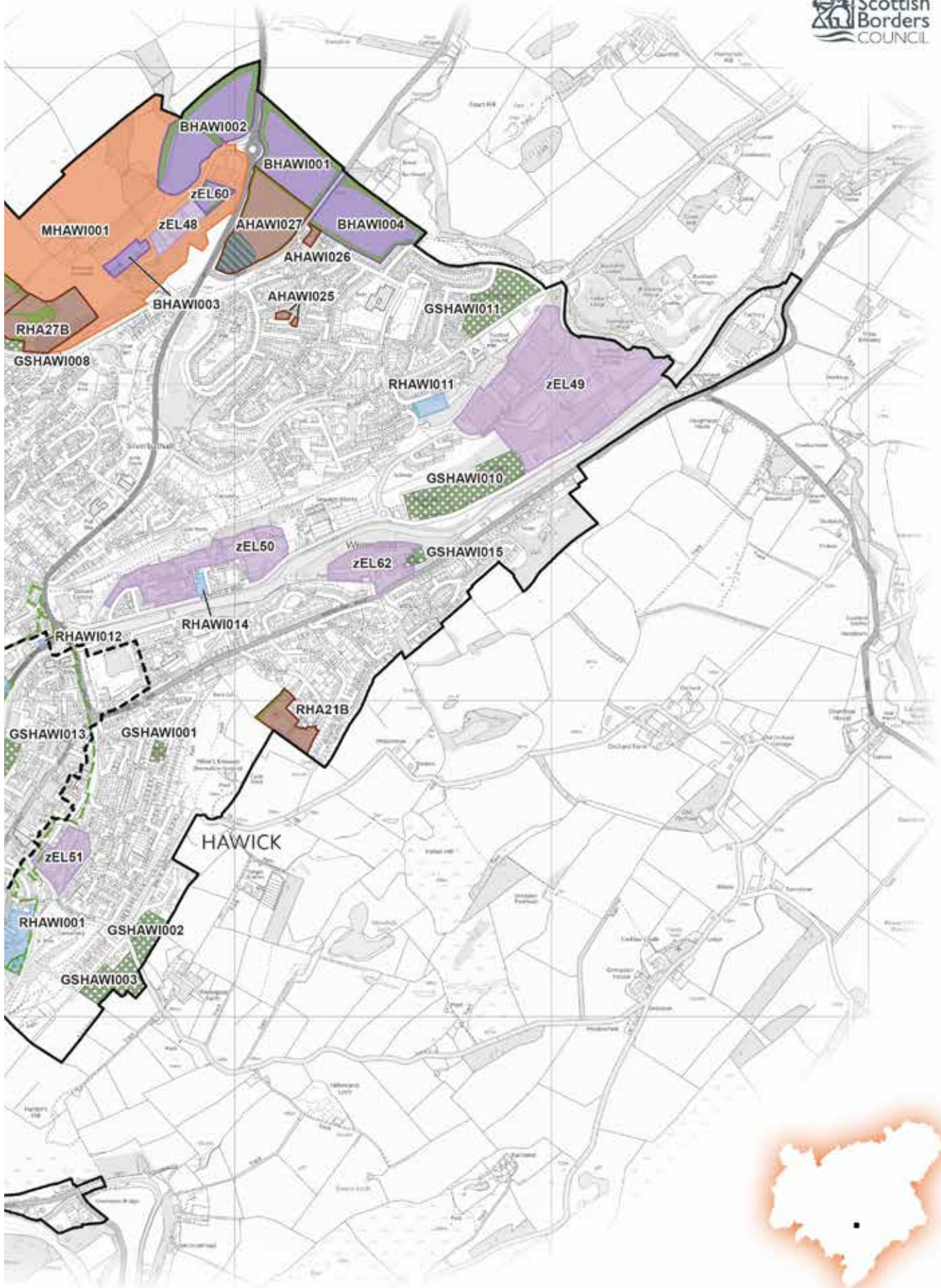
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Local Development Plan 2023

Hawick

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

HEITON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
122



PLACEMAKING CONSIDERATIONS

Heiton is a linear settlement formed along the A698, the main road from Kelso to Hawick. There is a wide mix of house types within Heiton, including traditional terraced housing to the north of the village and larger detached units with some back-land development in the southern part.

The Plan identifies two housing sites within Heiton along the eastern side of the Main Street at both the north and south of the village. The Plan also identifies one greenspace for protection at Heiton Recreational Park.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHE2B	Heiton Mains	0.9	15
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site will be directly from the A698 with respect for the urban form of the village Structure planting will be required to the eastern boundary to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site should be from the A698 with respect for the urban form of the village Structure planting will be required to the southern and eastern boundaries to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHEIT001	Heiton Recreational Park	0.4

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Local Development Plan 2023

Heiton

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

HERIOT STATION

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
148



PLACEMAKING CONSIDERATIONS

Heriot Station is located in the valley of the Gala Water, and is associated with a series of small building groups in the lower end of the valley of the Heriot Water.

The settlement is set within the pastoral upland valley of the Gala Water. Services such as the school and church are located further up the valley of the Heriot Water to the west.

The character of Heriot Station is established by single sided development along Heriot Way facing south down the valley of the Gala Water, with a cluster of residential areas to the rear. Properties are generally single to a storey and a half in height; those that front onto Heriot Way are generally of traditional character, detached and constructed of traditional materials such as harl and slate. A few semi detached properties however, do exist within the settlement.

The Plan identifies the play area as an area of greenspace to be protected.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not provide any housing allocations or areas for longer term development in Heriot Station.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHERI001	Play Area	0.3

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Local Development Plan 2023
Heriot Station



-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

HUTTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
126



PLACEMAKING CONSIDERATIONS

Hutton is located on the lowlands associated with the River Tweed. The settlement is flat and surrounded by arable fields, which are designated as prime agricultural land.

There is one housing allocation within Hutton which is yet to be developed and a protected greenspace immediately to the north of the housing allocation.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BHU2B	Rosebank	1.1	11
Site Requirements			
<ul style="list-style-type: none"> • Provide structure planting at southern edge to provide enclosure to the site and to define a settlement boundary • Retain existing hedge planting on the western edge to define a settlement boundary • Provide satisfactory planting to safeguard the amenity of neighbouring properties • Property orientation should take advantage of the southerly aspect and long views • Work will be required to establish a vehicular access from Royal Terrace or Knowepark, this should be done in line with advice from the Council's Roads Planning Team • Pedestrian links through the site to Royal Terrace and to Knowes Close and the play park should be provided • Investigation of possible archaeological links to the north west of the site. 			

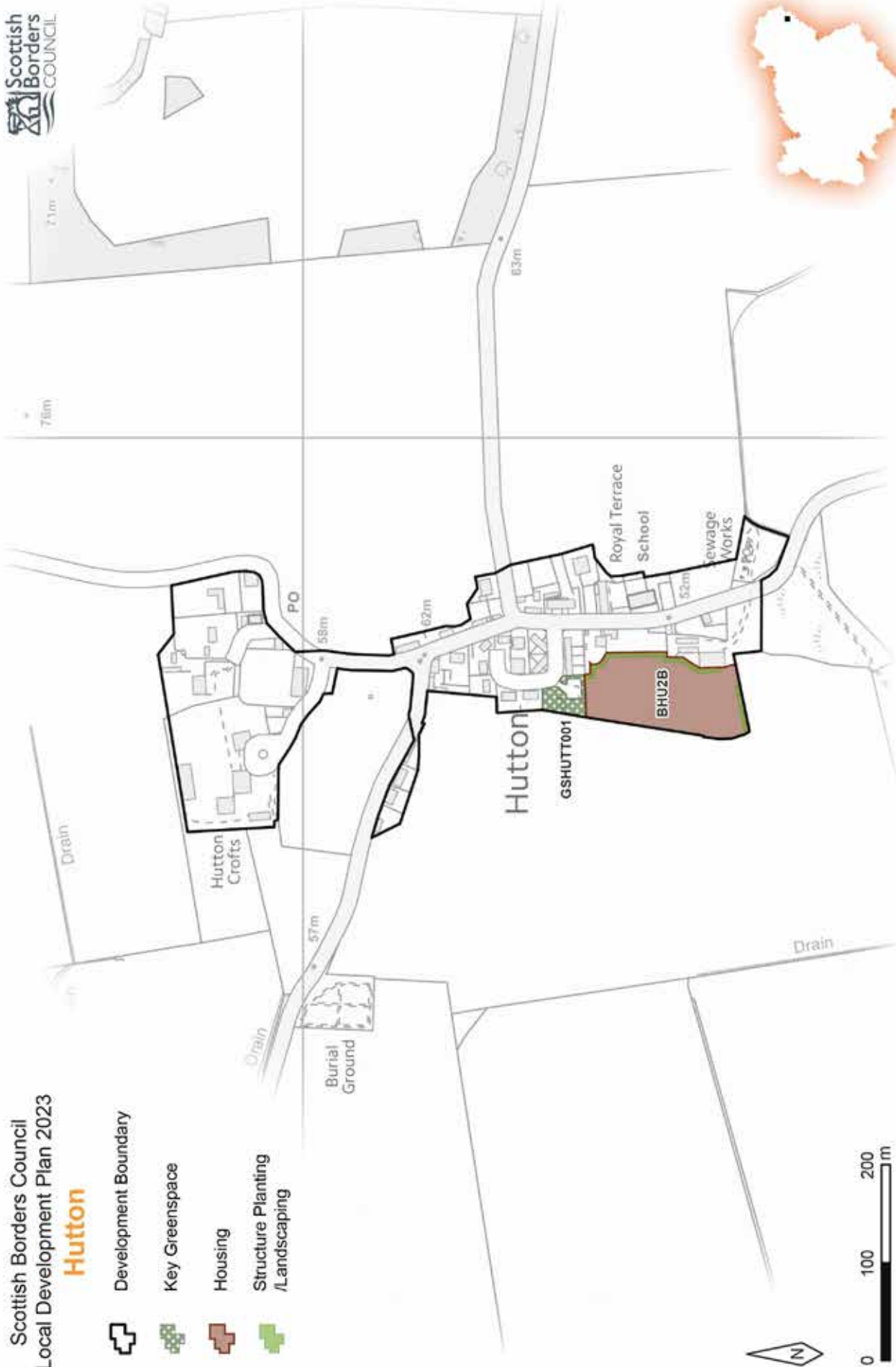
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHUTT001	Recreation and Play Area	0.1

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Local Development Plan 2023

Hutton

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting / Landscaping



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SETTLEMENT PROFILE

INNERLEITHEN

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
3,031



PLACEMAKING CONSIDERATIONS

Innerleithen sits on a significant bend in the River Tweed at a point where the valley floor opens out into wide haughland, and the majority of the built up area of the town lies on this haughland. The entrances into the town are generally quite pleasing and there is a good integration with the adjoining landscape to the north due to the mature landscape framework. The River Tweed and the flood plain dominate the southern side of the village.

The town developed in the late 18th century on the development of the textile industry and the publication in the early 19th century of Sir Walter Scott's St Ronan's Wells, which extolled the restorative qualities of the spring waters. At this time the High Street was developed but it was not until the end of that century that the major expansion of the settlement occurred extending behind the High Street to the south and to the south east beyond the Leithen Water. Another major expansion also occurred after the 2nd World War with a major public housing scheme in the east towards the former Pirn House.

The character of Innerleithen owes much to the Leithen Water that runs through the town to the Tweed. A lade to the west of the river supplied several woollen mills (one of them was the first in the Borders, established in 1788), a sawmill and Smail's Printing Works (now run by the National Trust for Scotland). Innerleithen was an ideal location for the woollen industry. Its fast flowing river offered waterpower to the mills and wool was produced in the surrounding pastoral countryside. The development of the woollen industry did not begin as a gradual process, but on a large scale with the building of Brodie's Mill.

The Conservation Area of Innerleithen includes much of the High Street, Leithen Road, and part of Traquair Road, Waverley Road, Horsbrugh Street, and Pirn Road. The majority of properties within the Conservation Area are 19th century and residential and follow a fairly general pattern. Architecturally they are quite plain as individual units but rely for their interest and integrity on their proportioning, detailing and uniformity as a group of buildings. Snecked whin stone, sandstone, harling, stone quoins, and slate are the main building materials. Most properties have timber sash and case windows and solid timber doors, and dormers. They are characteristically of a small scale either single, one and a half or two storeys in height.

The main central area focuses on the High Street, with a diverse range of services and facilities to serve the local community including a post office. The town benefits from a supermarket which is situated just outwith the town centre along the Peebles Road. The town centre itself is considered to be one of the healthier town centres within the Scottish Borders with generally a low vacancy rate.

The Plan provides three housing allocations, two of which are located to the north of the settlement

off Leithen Road, and the third is off the Peebles Road. Two Business and Industrial sites are identified off Traquair Road, of which site zEL200 (Traquair Road) is safeguarded. As part of the Housing SG the mixed use site MINNE001 (Caerlee Mill) was allocated and MINNE003, located on the western edge of the settlement, has been brought forward within this Plan. Both of these mixed use sites will require an element of business and industrial land.

The Plan identifies two greenspace areas for protection within Innerleithen, the Innerleithen Recreation Ground and the outdoor space at St Ronan's Primary School. These spaces provide the village community with important recreation opportunities.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Kirklands/Willowbank (SINNE001). This site will be subject to further assessment and review as part of any future Local Development Plan and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TI200	Kirklands/Willowbank	5.2	55
Site Requirements			
<ul style="list-style-type: none"> Refer to the approved planning brief, which shall be updated. 			
TI3B	Peebles Road	0.2	5
Site Requirements			
<ul style="list-style-type: none"> A vehicular link with Tweed View will be required along with a pedestrian link to the health centre as well as through to the supermarket Retention of the stone boundary wall along the Peebles Road New landscape planting is required to provide enclosure and setting for housing development. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Further assessment on archaeology will also be required and mitigation put in place. 			

AINNE004	Kirklands/Willowbank II	7.8	150
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • The vehicular access will be via the allocated housing site T1200 and although this entails only one point of access from the existing road network, the possibility of a second junction with the B709 (Leithen Road) further south should not be completely ruled out. Improvements are required to the B709 towards the A72 – High Street in terms of carriageway width, footway provision/width and parking provision. Access routes through to site for long term development should be established • New woodland structure planting is required to provide a setting and shelter for housing development, as well as to reinforce the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes to the neighbourhood and countryside more generally. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and possibly incorporated into access routes • Provision of amenity access within the development for pedestrians and cyclists will be required. An adoptable pedestrian link through to Well's Brae is strongly desirable • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place • A flood risk assessment is required to inform the site layout, design and mitigation. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SINNE001	Kirklands II	7.6	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site • A vehicular link will be required through the adjacent housing site AINNE004 Kirklands/ Willowbank • Enhancement of existing woodland and provision of preplanned and implemented structural landscaping. The long term maintenance of landscaped areas must be addressed • Provision of amenity access to the wider countryside for pedestrians and cyclists • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place • A flood risk assessment is required to inform the site layout, design and mitigation. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL16	Traquair Road East	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • A flood risk assessment is required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL200	Traquair Road	3.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MINNE001	Caerlee Mill	1.5	35
Site Requirements			
<ul style="list-style-type: none"> • A planning brief has been undertaken for the site • The site must provide a mix of uses including housing, employment and/or commercial • A Flood Risk Assessment may be required. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert • A water impact assessment will be required • The main vehicular access into the site will be via Chapel Street. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard • A Transport Statement will be required • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment of archaeological interest will be required and mitigation put in place • Assessment of ecology impacts and provision of mitigation, as appropriate • The site is located within the Innerleithen Conservation Area, and the category 'B' listed Brodie's Mill is also located on the site. As a result any new development on the site must incorporate the conversion and retention of the listed building and enhance its setting. The development must also incorporate the retention of the stone boundary walls • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Potential contamination on the site should be investigated and mitigated. 			

MINNE003	Land West of Innerleithen	6.8	50
Site Requirements			
<ul style="list-style-type: none"> • A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site • Flood Risk Assessment required, to assess any potential flood risk from the River Tweed • Protect and enhance existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Landscaping/structure planting to mitigate any visual impact. The long term maintenance of landscaped areas must be addressed • Pedestrian and cycle connectivity with Tweed View, Health Centre and the multi use path will be required • A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park • Transport Assessment, or at least Transport Statement required • Early discussions with Scottish Water in respect of Waste Water Treatment Works and Water Treatment Work capacities and the possibility for a Drainage Impact Assessment and Water Impact Assessment • Archaeology evaluation/mitigation required. Preference for in-situ protection, full investigation would be required for the area with the Roman Camp • This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail with a Planning Brief. A minimum of 1ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land which may include Class 6 (storage and distribution) uses. • Area of land in north east corner to be safeguarded for potential future expansion of health centre. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSINNE001	Innerleithen Recreation Ground	3.5
GSINNE002	Grounds of St Ronan's Primary School	4.2

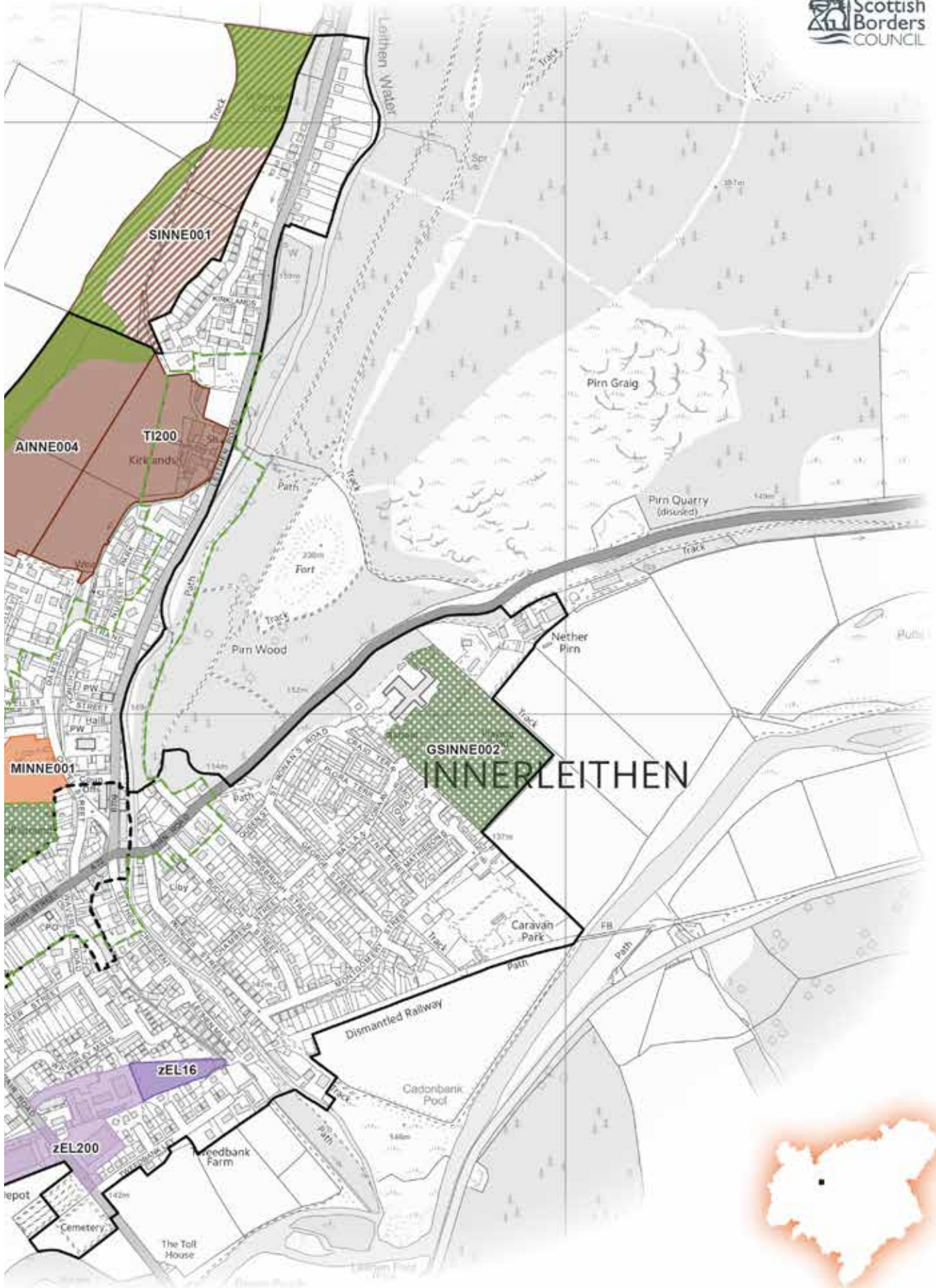
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Local Development Plan 2023

Innerleithen

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping
-  Indicative High Amenity Business Land



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SETTLEMENT PROFILE

JEDBURGH

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
4,030



PLACEMAKING CONSIDERATIONS

The historic settlement of Jedburgh was built either side of the Jed Water which runs on a north-south axis, and is framed by Lanton Hill (280 metres) and Black Law (338 metres) to the west and south west and by lower more undulating hills to the east.

The Conservation Area of Jedburgh includes much of the historic core of the town including the Abbey and the Castle Gaol. Similar to Edinburgh Old Town in its layout, Jedburgh has a long street that rises terminating with the castle at the highest point. The High Street is characterised by a mix of commercial, residential and social facilities, the central area is focused around where the Mercat Cross once sat with roads leading off in various directions.

Properties within the Conservation Area are built in rows with some detached properties particularly along Friarsgate. Ranging from two to three and a half storeys in height, properties vary in styles. Although the elements highlighted above are important and contribute greatly to the character of Jedburgh they do not do so in isolation. Building materials and architectural details are also just as important. Sandstone, some whinstone, harling, and slate all help to form the character. Architectural details such as sash and case windows (though there are some unfortunate uPVC replacements), rybats, margins, detailed door heads above some entrances and in some instances pilasters all add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The views within the valley floor are more limited by the topography and vegetation of the settlement. Nevertheless, the views from the south to the Abbey are particularly important and require protection. From the higher parts of Jedburgh there are more extensive views over the town to the east and west.

Jedburgh has a healthy housing land supply of allocated sites and only one new housing site has been added to the Plan making a total of nine allocated housing sites within the town. A business and industrial site at Wildcat Wood, six safeguarded business and industrial sites and four redevelopment opportunities have also been identified.

Several greenspaces within Jedburgh are protected due to their value within the community these include Jedforest Bandstand, Allerley Well Park and Howden Park.

CHANGING CONTEXT

Jedburgh has also benefited from a Conservation Area Regeneration Scheme which focuses on a range of heritage and conservation based regeneration projects within the town. This will support the repair of traditional buildings within the town centre and enhance the Jedburgh Conservation Area.

A new Intergenerational Community Campus has been developed at Hartrigge Park. This replaces Jedburgh Grammar, Howdenburn and Parkside Primary Schools within the town. The new campus also provides a variety of community facilities for the residents of Jedburgh.

KEY INFRASTRUCTURE CONSIDERATIONS

Development land in Jedburgh is severely restricted by the topography and road network. Once the allocated sites have been developed, without serious investment in the road network, there is no identifiable preferred area of expansion for Jedburgh.

This settlement is also identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

As previously stated, future areas of expansion within Jedburgh will be looked at in more detail in subsequent plans. Serious considerations must be made regarding the road network and where best to locate future development which impacts least on the character and setting of Jedburgh. Under the present circumstances, any development outwith the allocated sites proposed during this local development plan period will be resisted. There may be potential in the long term future for development to the north if the road network issues can be resolved. However, further development on Sharplaw Road will be resisted due to the severe road network restrictions.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RJ7B	Annefield	2.0	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ30B	Howden Drive	4.2	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ2B	Lochend	3.1	43
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

RJ14B	Oxnam Road	8.3	67
Site Requirements			
<ul style="list-style-type: none"> • Access to be taken directly from existing access off Oakieknowe Road • Site to include village green and play area as shown in the approved Planning Brief for Lochend and Annefield • Design and layout to be in character with existing on-site development. 			
RJ27D	Wildcat Cleuch	1.7	6
Site Requirements			
<ul style="list-style-type: none"> • Site is to be accessed off Wildcat Cleuch not Lanton Road • Structural planting required on the northern boundary to provide a definitive settlement edge. A management scheme for planting is also required • Existing hedgerows and trees to be retained where possible • A small watercourse flows along the western site boundary and is culverted beneath Wildcatcleugh Road and should be assessed within any flood risk assessment. Consideration should be given to the potential for culvert removal and channel restoration. 			
AJEDB005	Wildcat Gate South	2.1	20
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AJEDB010	Queen Mary Building	0.3	25
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AJEDB012	Howden Drive South	0.2	5
Site Requirements			
<ul style="list-style-type: none"> • Structural planting required on the southern boundary to reinforce settlement edge and protect existing woodland. A management scheme for planting is also required • Scale of the development must be in keeping with surrounding residential properties • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Mitigation measures should be carried out to address drainage into the nearby burn. 			
AJEDB018	Land East of Howdenburn Court II	1.2	20
Site Requirements			
<ul style="list-style-type: none"> • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Pedestrian and cycle linkage would be required with Howden Park, Howdenburn Court and Lochend (RJ2B) • Vehicular access would be required from both the adjacent allocations (RJ2B) to the east and (RJ30B) to the south • The development of this site must be thought about in conjunction with the adjacent housing allocation (RJ2B), in respect of design, layout and access • Potential contamination to be investigated and mitigated • Surface water would require to be considered. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BJEDB001	Wildcat Wood and extension	7.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Existing woodland should be excluded from the developable area. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL31	Wildcat Gate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL32	Hartrigge Park	9.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL33	Edinburgh Road	2.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used. 			
zEL34	Bankend South Industrial Estate	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used. 			
zEL35	Bongate South	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used. 			
zEL37	Bongate North	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A flood risk assessment will be required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Flood resilient and resistant materials should be used. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RJEDB001	The Anna	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the design along with possible mitigation and resilience measures • Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable • Any land-raising will need to be linked to compensatory storage. If this is not possible an element of commercial risk will need to be accepted • Site suitable for redevelopment for community use. 			
RJEDB002	Riverside Mill	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform development of the site along with possible mitigation and resilience measures • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Depending on the type of use developed on the site, screening may be required along the northern boundary to protect the residential amenity of the properties at Malestroit Court • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Excavations in this area may require archaeological monitoring. 			
RJEDB003	Howdenburn Primary School	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface runoff, early discussions with Flood Officer are recommended • Protected species may be present within the site and further assessment on nature conservation will be required • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • There is an existing outdoor sports facility within this site, and any development must take this into account in line with Scottish Planning Policy • Existing trees within the site should be retained where possible • Due to the prominence of the site, consideration must be given to scale and massing to respect the residential amenity of neighbouring properties • Appropriate structure planting/ screening should be provided to assist with site integration, wind protection and landscape mitigation • The site design should include a strong street frontage onto Howdenburn Drive, good internal street connectivity will also be required • A pedestrian link between the north western corner of the site and Grieve Avenue should be explored to help integrate the development site with the existing street network. Existing pedestrian links through the site should be maintained and enhanced where possible • A Transport Statement will be required to address accessibility and sustainable travel • Any potential contamination on site to be investigated and mitigated • A Drainage Impact Assessment may be required to establish water impact • A Water Impact Assessment may be required depending on the flow demand • Potential flood risk to be investigated. 			

RJEDB006	Jedburgh Grammar School	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and consideration must be given to surface runoff, early discussions with Flood Officer recommended • Opportunities should be taken to de-culvert Meikle Cleugh as part of any development • Mitigation required to ensure no significant effect on River Tweed Special Area of Conservation • Protected species may be present within the site and further assessment on nature conservation will be required • The pedestrian link between High Street and Friarsgate should be retained and enhanced • Consideration must be given to the scale and massing of the buildings and the edge treatment of the site • Retention and conversion of the category 'C' Listed school building will be required • The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • Any potential contamination on site to be investigated and mitigated • A Drainage Impact Assessment may be required to establish water impact • A Water Impact Assessment may be required depending on the flow demand. 			

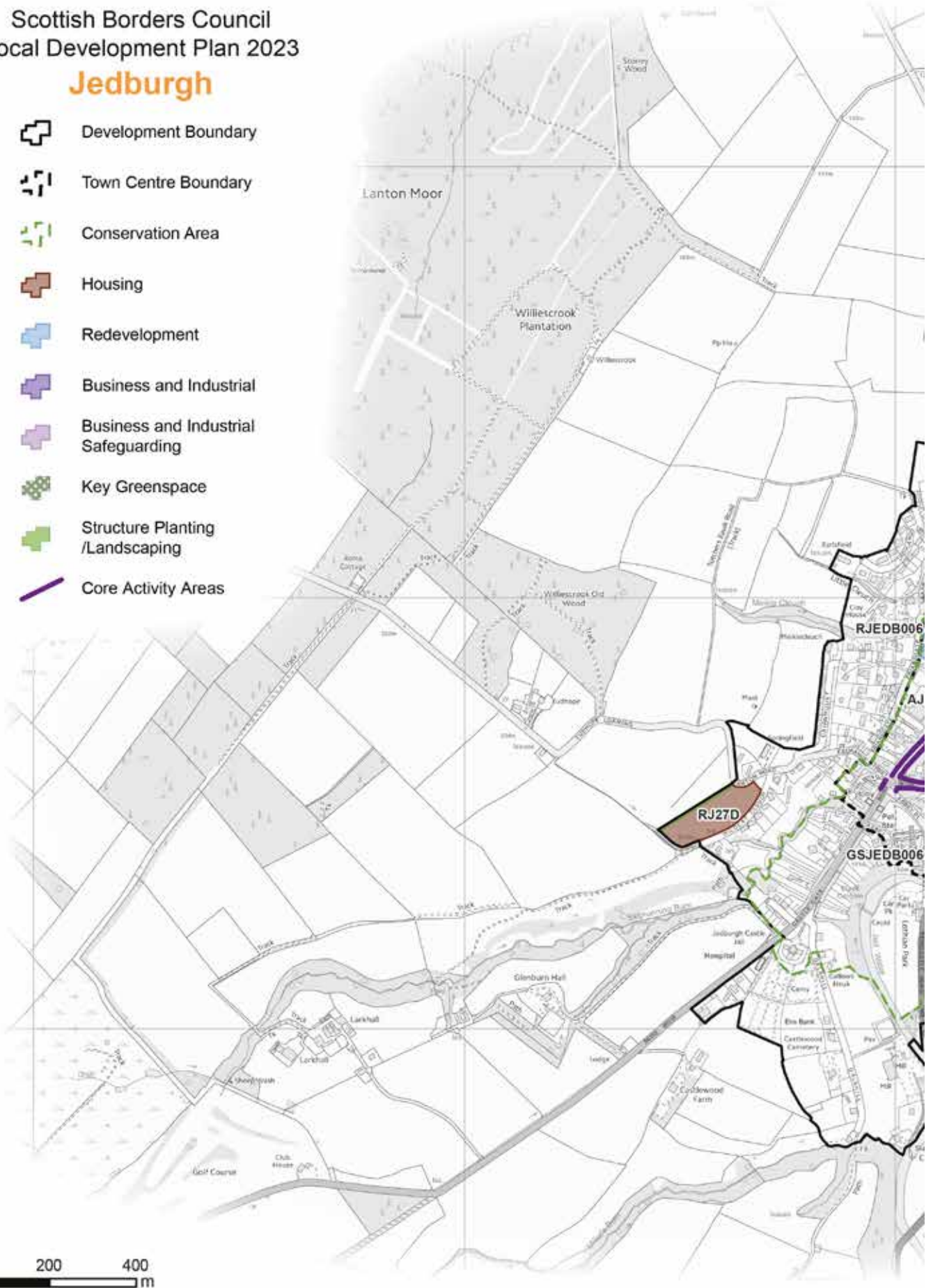
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSJEDB001	Allerley Well Park	4.6
GSJEDB002	Jed Forest RFC	1.4
GSJEDB003	Jed Legion Club	3.0
GSJEDB004	Howden Park	2.2
GSJEDB005	Stone Hill	1.4
GSJEDB006	Jedforest Bandstand	0.7
GSJEDB007	A68/Jedwater	2.1
GSJEDB008	Jedburgh Water	1.3

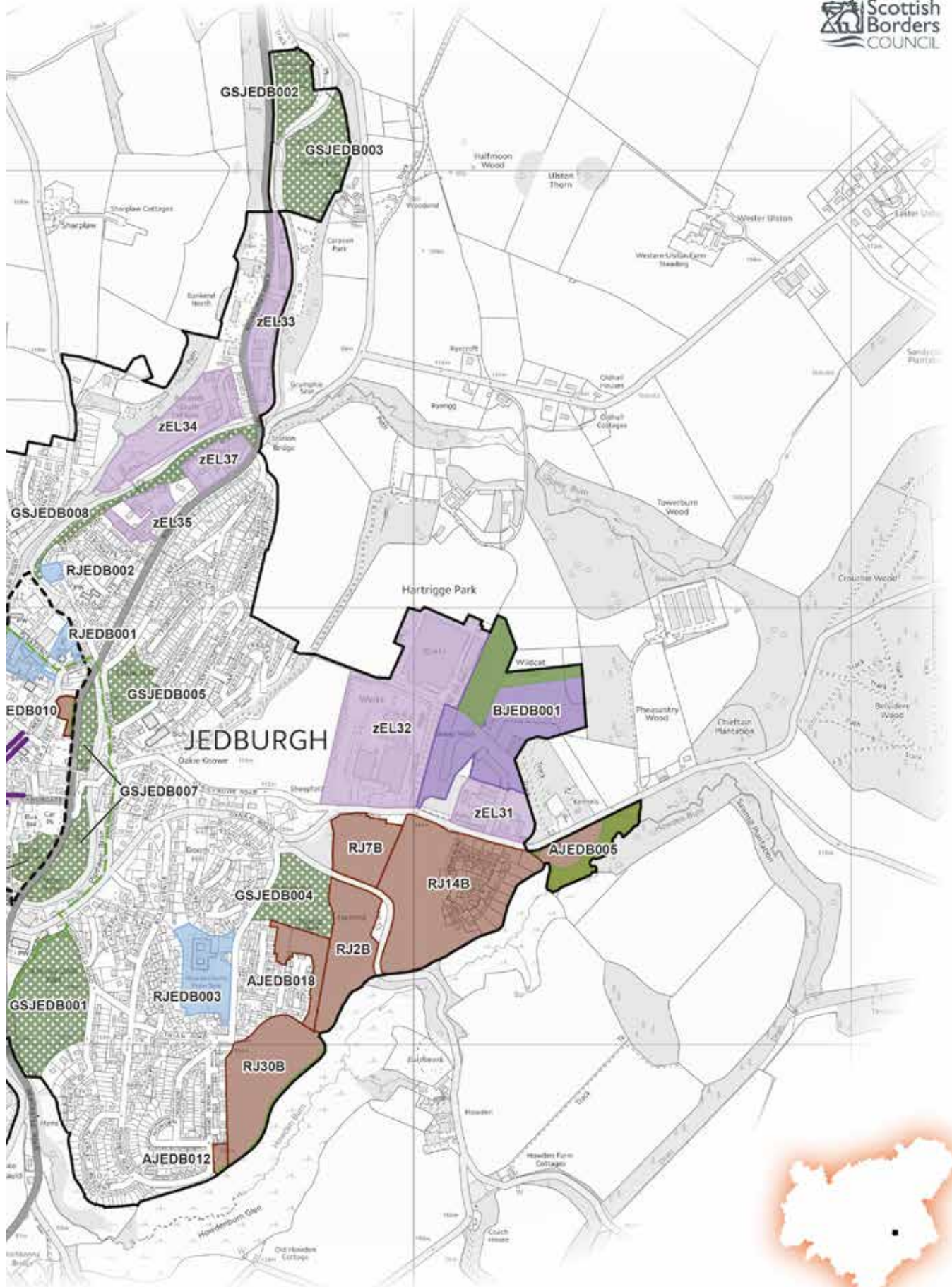
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Local Development Plan 2023

Jedburgh

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Key Greenspace
-  Structure Planting /Landscaping
-  Core Activity Areas



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SETTLEMENT PROFILE

KELSO

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
6,859



PLACEMAKING CONSIDERATIONS

The character of Kelso is established from its setting along an attractive meander in the River Tweed. It takes considerable benefit of its open riverside with many walkways alongside. Within the centre, the Square forms a significant part of the character of the Market Town. Within the town centre a one-way Traffic Management Scheme has been established to provide safer and more accessible routes for pedestrians and less vehicular congestion whilst aiming to retain, and indeed enhance, the character of the historic main square and surrounding street surfaces.

Residents and visitors of Kelso enjoy many scenic views that look out and into the settlement. From the south the historic Kelso Abbey can be seen. The River Tweed separates the town in a north-south divide and therefore allows for many attractive views, the most attractive being from the west on the A699 route past Floors Castle. The views from other approaches to the town are less dramatic and are shortened by the topography and landscape features that exist in the area.

The town lies within the Tweed Lowlands Regional Landscape Area and the River Tweed is designated as a Site of Special Scientific Interest and Special Area of Conservation reflecting its importance to the biodiversity of the Borders. The Floors Castle estate which lies to the west of the town is listed within the Inventory of Gardens and Designed Landscapes.

The Conservation Area of Kelso includes the historic core of the town, including the ruins of the 12th century Abbey, the 18th century Market Square and the Kelso Bridge, as well as the surrounding 19th century buildings and the main approaches into the town. Built in 1800, Kelso Bridge was the first bridge in the world to have elliptical arches.

The Kelso Conservation Area retains many of the distinctive townscape characteristics that can only be found in this Roxburghshire market town. Main streets within the Town run in a radial pattern and centre on the Market Square. This Square is the largest formal square in Scotland and is still complete with setts. Around the Market Square, buildings are made-up of a rich assortment of commercial properties while a large part of Roxburgh Street is residential. A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both Shedden Park and the Abbey provide a significant contribution not only to the amenity of the Town but also to its attractiveness. Architectural details such as the traditional shop fronts, the classical proportions and details like the frieze, cornices and other highly ornamental carved stonework, sash and case windows, panel doors, and brick chimney stacks all add greatly to the Conservation Area. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The Plan identifies nine housing allocations, three business and industrial sites; two safeguarded business and industrial sites, as well as two redevelopment opportunities.

Kelso is also an important employment hub within the Scottish Borders; a new site has been identified south east of the existing Pinnaclehill Industrial Estate. Part A of the site at Wooden Linn II (5ha) has been allocated as a high amenity business site and Part B (12ha) is a business and industrial site as defined in Policy ED1. Policy ED1 provides rigorous protection of high amenity business sites which are protected for Class 4 use. Sites at Wooden Linn and the Extension to Pinnaclehill Industrial Estate are allocated within the Plan for business and industrial land which allows for the development of Class 4, 5 and 6 uses. Allocated sites at Pinnaclehill Industrial Estate and Spylaw Road/ Station Road have also been safeguarded for these uses.

Within Kelso, several greenspaces have been identified for protection within the Plan due to their high amenity and community value; these include Shedden Park, Kelso Rugby Club and Mayfield Riverside Walk.

CHANGING CONTEXT

There have been two new schools recently built in Kelso, a new High School along Angraflat Road and a replacement Primary School at Broomlands. The former Kelso High School site has been allocated as a redevelopment opportunity and a Development Guidance Brief has been produced for the site.

Kelso has also benefitted from a Townscape Heritage Initiative (THI) which regenerated the historic centre of Kelso and upgraded the streetscape throughout the town centre. Whilst it is fully acknowledged that the role of town centres are changing Kelso town centre is continuing to perform very well in terms of low vacancy rates and high footfall in comparison with other town centres in the Scottish Borders.

Kelso town centre is performing well and as such it is considered that the town's Core Activity Area should remain unchanged however the town centre performance will continue to be monitored as part of the Council's Retail Survey.

There is local interest in providing further parking within the town centre. This issue has been discussed previously and it was considered by the Roads Network Team that Kelso had sufficient parking within the town centre. However, it was agreed this issue would be monitored by the Roads Network Team and reviewed. The process involved would be to identify the need for more parking, finding an appropriate site and setting aside finance for implementation. This would be done outwith the LDP process.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The areas of Longer Term Development on the settlement map are indicative only and will require further detailed assessment as part of the next Local Development Plan Review. The preferred areas are, the area to the north west of Kelso (SKELS004) and there is also potential for further longer term development in the area to the north east of Kelso at Hendersyde North Lodge (SKELS005). Any development to the east of Broomlands and west of Wallacenick will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKE1B	Broomlands East	10.0	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AKELS009	Broomlands North	6.0	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RKE15F	Wallacenick 2	5.5	150
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AKELS008	Wallacenick 3	5.1	150
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RKE12B	Rosebank 2	1.4	20
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site should be discussed with the Council's Roads Planning Team Pedestrian link to the town centre would be required Structure planting required to the western site boundary to provide setting for the development and screen the development from Hunter's Bridge. A management scheme for planting is also required The existing hedges and trees within the site should be conserved and enhanced wherever possible A flood risk assessment will be required to inform the development of the site Mitigation measures to be considered regarding the overhead power lines through part of the site and electricity sub station to the west. 			
AKELS021	Nethershot (Phase 1)	4.1	100
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site is to be taken from Angraflat Road Existing hedgerows are to be retained and enhanced where possible Structure planting required to provide setting for development and provide screening from the adjacent High School. A management scheme for planting is required Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain Red-listed bird species on the site and further assessment of nature conservation is required The development should limit the height of houses to two storeys A Water Impact Assessment would be required Pedestrian links from the site to the new adjoining High School site are required. 			

AKELS022	Hendersyde (Phase 1)	5.4	120
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AKELS025	Tweed Court	0.3	15
Site Requirements			
<ul style="list-style-type: none"> • A tree survey is required to influence the design and layout of site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition • It would be desirable to retain Abbeyfield House as part of the site layout • If the site layout is to be significantly changed a stopping up order for the public roads within the site may be required • Where possible the development should have a strong street frontage onto the existing streets • Assessment of ecology impacts and provision of mitigation, as appropriate • A Water Impact Assessment will be required to be undertaken • An off-site contribution for play may be required • Residential amenity of neighbouring residential areas must also be considered. 			
AKELS026	Nethershot (Phase 2)	6.3	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site along with future development phases at Nethershot • Assessment of ecology impacts and provision of mitigation, as appropriate • Archaeology investigation/mitigation is required • Landscaping along the north east and north west boundaries • Boundary hedges to be retained where possible • Housing development should orientate habitable rooms to the south east/south west to maximise solar gain • Access to the site is to be taken through the adjoining site AKELS021 to the south east. Access to longer term housing site to the south west is to be retained. The merits of a secondary vehicular access from the minor public road, on the north western boundary of the site, needs to be assessed. If considered necessary the road will require to be upgraded • Transport Assessment is required • A Water Impact Assessment may be required along with associated mitigation • Investigation and mitigation measures may be required in relation to surface water run-off within the site • Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design. 			

POTENTIAL LONGER TERM HOUSING SITES (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SKELS004	Nethershot (Longer Term)	6.7	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site along with earlier development phases at Nethershot • Existing and new woodland needs to be retained and enhanced and included in a management scheme • Structure planting required to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required • Archaeological evaluation for the south western part of the site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation measures should be implemented • A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out • Woodland planting is required on the western boundary to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside • Red-listed bird species on the site and further assessment of nature conservation is required • Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain • The development should limit the height of houses to two storeys • Access to the site is to be taken through the adjoining site AKELS021 • A Water Impact Assessment would be required • Pedestrian links from the site to the new adjoining High School site are required. 			
SKELS005	Hendersyde (Longer Term)	9.5	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site • Access to the site is to be taken through the adjoining site AKELS022 • The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks • Strategic improvements to the foul drainage system will be required • Archaeological evaluation/mitigation required • Ecological assessment required • Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures • Links required to the settlement including the Eildon housing site and Broomlands Primary School • Structure planting is required to provide setting for development and reinforce the settlement edge • Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required • A Transport Assessment will be required • A Water Impact Assessment would be required • Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL206	Extension to Pinnaclehill Industrial Estate	5.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Access to be taken directly from internal road within Industrial Estate • Consider the potential for culvert removal and channel restoration • Appropriate structure planning/landscaping is required to create a setting for employment uses and provide shelter to the site • A flood risk assessment is required as a small watercourse flows along the southern site boundary and the low lying part of the site may be subject to surface water flooding. 			
BKELS003	Wooden Linn	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Sustainable Urban Drainage System is required for the development along with consideration of the potential for culvert removal and channel restoration • A flood risk assessment will be required to inform site layout and mitigation • Existing hedges and woodlands to the east should be reinforced and included in a management scheme • Pedestrian link is required to the existing employment development • Road links available from the existing industrial estate. 			
BKELS006	Wooden Linn II	17.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • Part A of the site (5ha) is a high amenity business site and Part B (12ha) is a business and industrial site defined in Policy ED1 • A flood risk assessment will be required to inform site layout and any necessary mitigation • Consideration must be given to surface run-off and any culverts/ bridges which may exacerbate flood risk • Foul water must be suitably planned before any proposal is approved • Access is achievable off the end of the new Pinnaclehill Industrial Estate road network. A further access onto the B6352 is desirable, however the only potential suitable location for this would be by way of a roundabout at the southernmost point of the site, to tie in with where the B6436 meets the B6352. This will require the existing private access opposite this junction to be rerouted onto the new industrial estate access road • A Transport Assessment will be required which will address suitable transport matters including public transport provision • Archaeological evaluation/mitigation required • Appropriate structure planting/landscaping is required to create a setting for employment uses, shelter the site and create a defined settlement boundary. Boundary treatment, especially to the south will be important to help make the transition between open countryside and the new development • Existing hedges and woodlands should be reinforced and included in a management scheme • There are two water mains along the road on the western boundary and caution must be exercised. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BKELS005	Pinnaclehill Industrial Estate	14.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A small watercourse/drain is located within the site and is culverted partially through the development site. A flood risk assessment is required to assess the risk of flooding. 			
zEL205	Spylaw Road/ Station Road	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKELS001	Former Foundry	0.6	12
Site Requirements			
<ul style="list-style-type: none"> Access to the site is to be taken from Station Road Existing trees along the northern site boundary are to be retained to protect the amenity of nearby residential properties Potential contamination on the site to be investigated and mitigated Archaeological evaluation and mitigation may be required. 			
RKELS002	Former Kelso High School	2.5	50
Site Requirements			
<ul style="list-style-type: none"> A Transport Statement is required to address sustainable travel and street connectivity A variety of uses may be appropriate for the site but, in all cases the established amenity of neighbouring land and property must be protected The design and layout of the site must respect the significance of the existing structures and their setting The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposals for substantial or total demolition of the listed building will need to be in line with Historic Environment Policy for Scotland The gates to the north-west and southwest site boundaries should be restored and conserved where possible Archaeological evaluation/mitigation is required Assessment of ecology impacts and provision of mitigation, as appropriate Investigation and mitigation of potential contamination on site A tree survey is required to influence the design and layout of the site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties Investigation and mitigation measures may be required in relation to surface water run-off within the site. 			

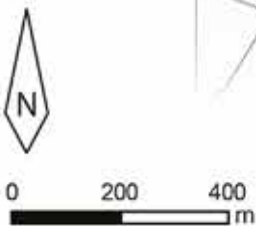
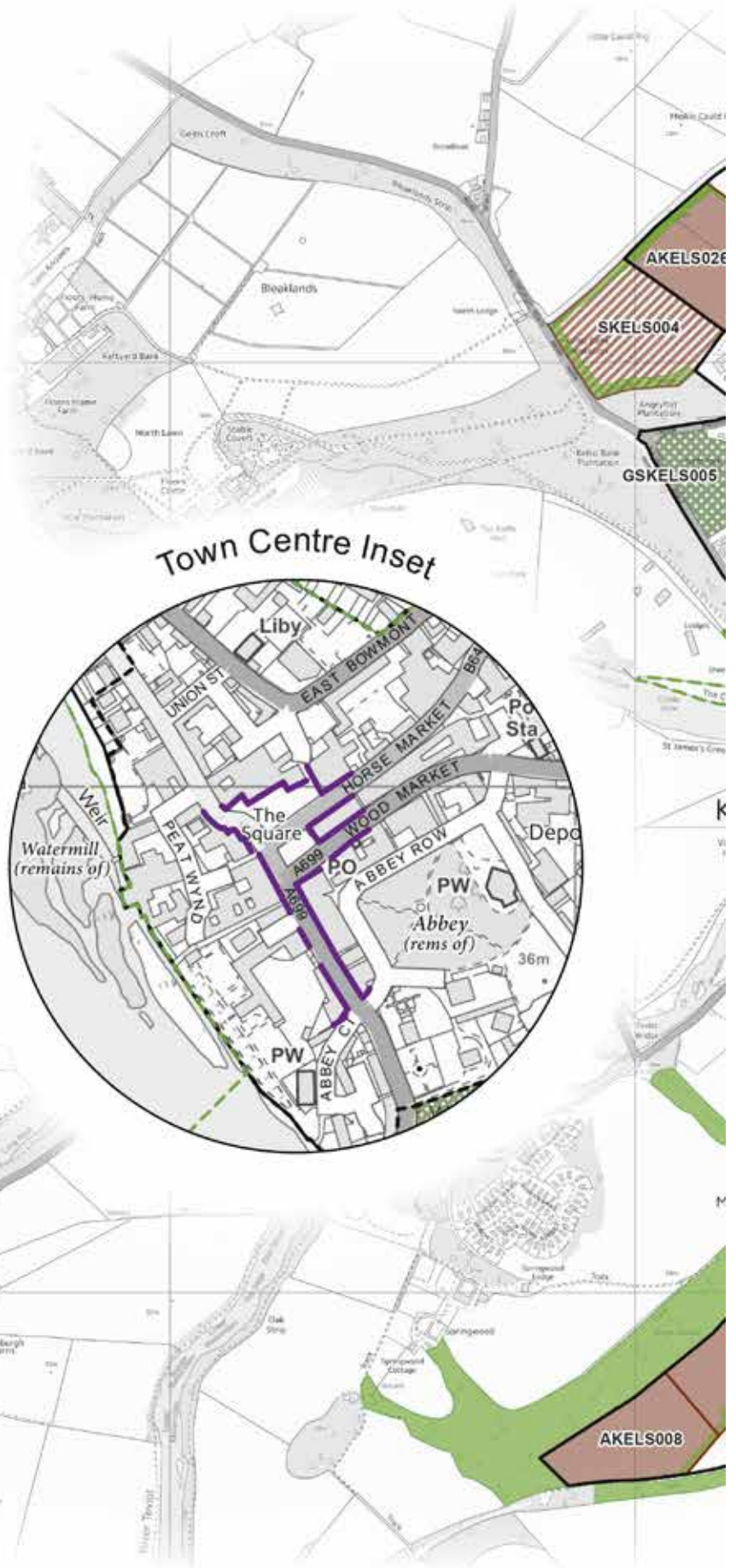
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSKELS001	Bridgend Park	1.7
GSKELS002	Mayfield Riverside Walk	3.5
GSKELS003	Shedden Park	3.2
GSKELS004	Woodside Park	5.2
GSKELS005	Edinburgh Road	3.5
GSKELS006	Kelso Rugby Club	1.8
GSKELS007	Inchmead Crescent	1.7
GSKELS008	Golfcourse Road	1.7

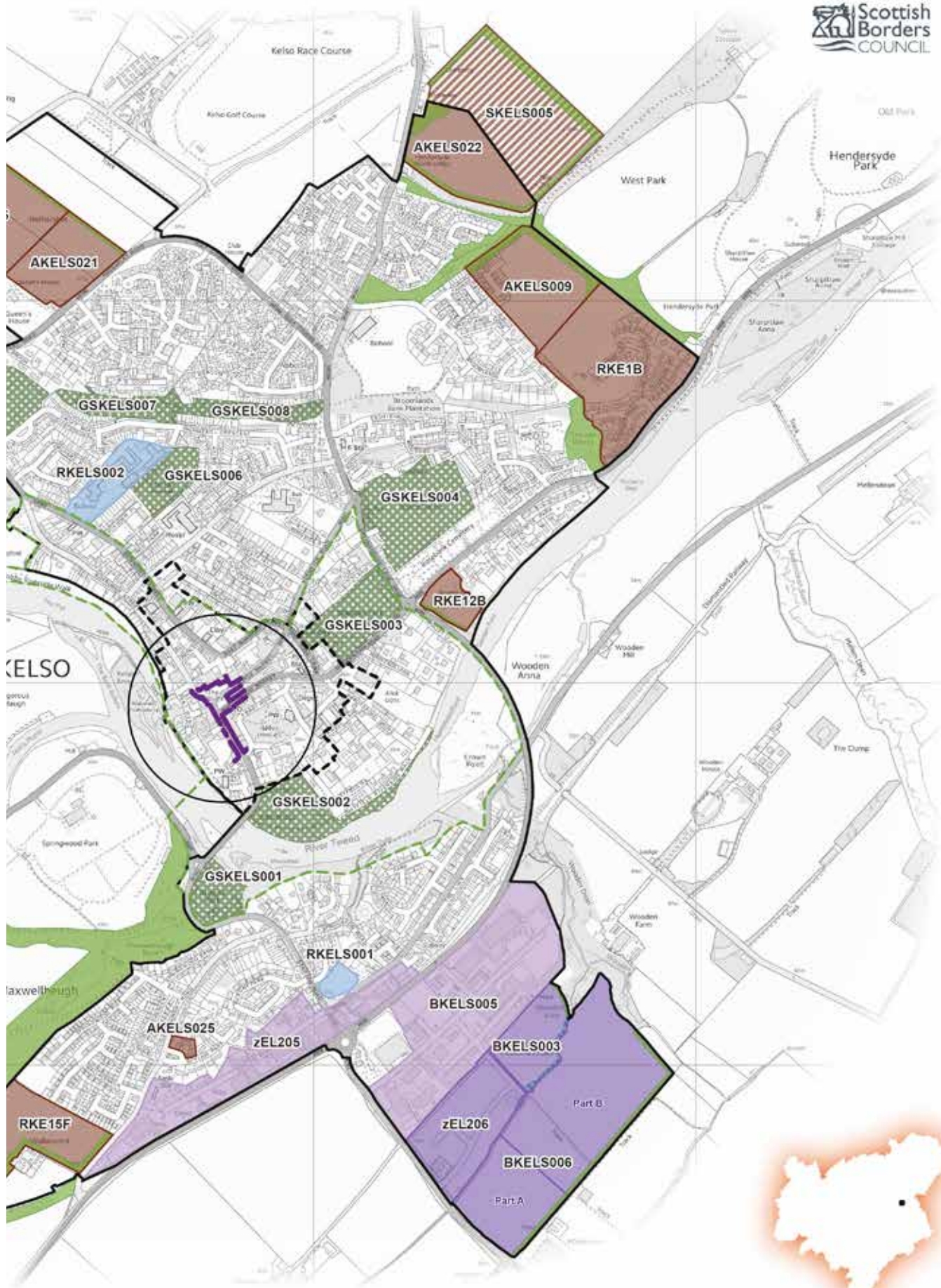
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Kelso

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping
-  Wetland
-  Core Activity Areas



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SETTLEMENT PROFILE

LANTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
128



PLACEMAKING CONSIDERATIONS

Lanton is situated on the northern slopes of the Lanton Hill and is surrounded by the Teviot Valleys Special Landscape Area. The village was originally formed in two main groupings, the first around Lanton Tower, the former Inn and smithy to the South West; and the second around the former school and Lanton Farm in the north east. The remainder of the village comprises detached houses and bungalows set in well landscaped gardens, including several mature trees that contribute significantly to the landscape quality of the settlement.

The most recent development has been small scale infill at the north eastern end of the village. The absence of local services and public transport means that significant levels of development should not be encouraged. Development beyond the plan period should be kept to a minimum and be limited to small scale infill. Development which would negatively impact on the character and setting of the village will be resisted.

There is one area, Lanton Community Garden, identified as key greenspace.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

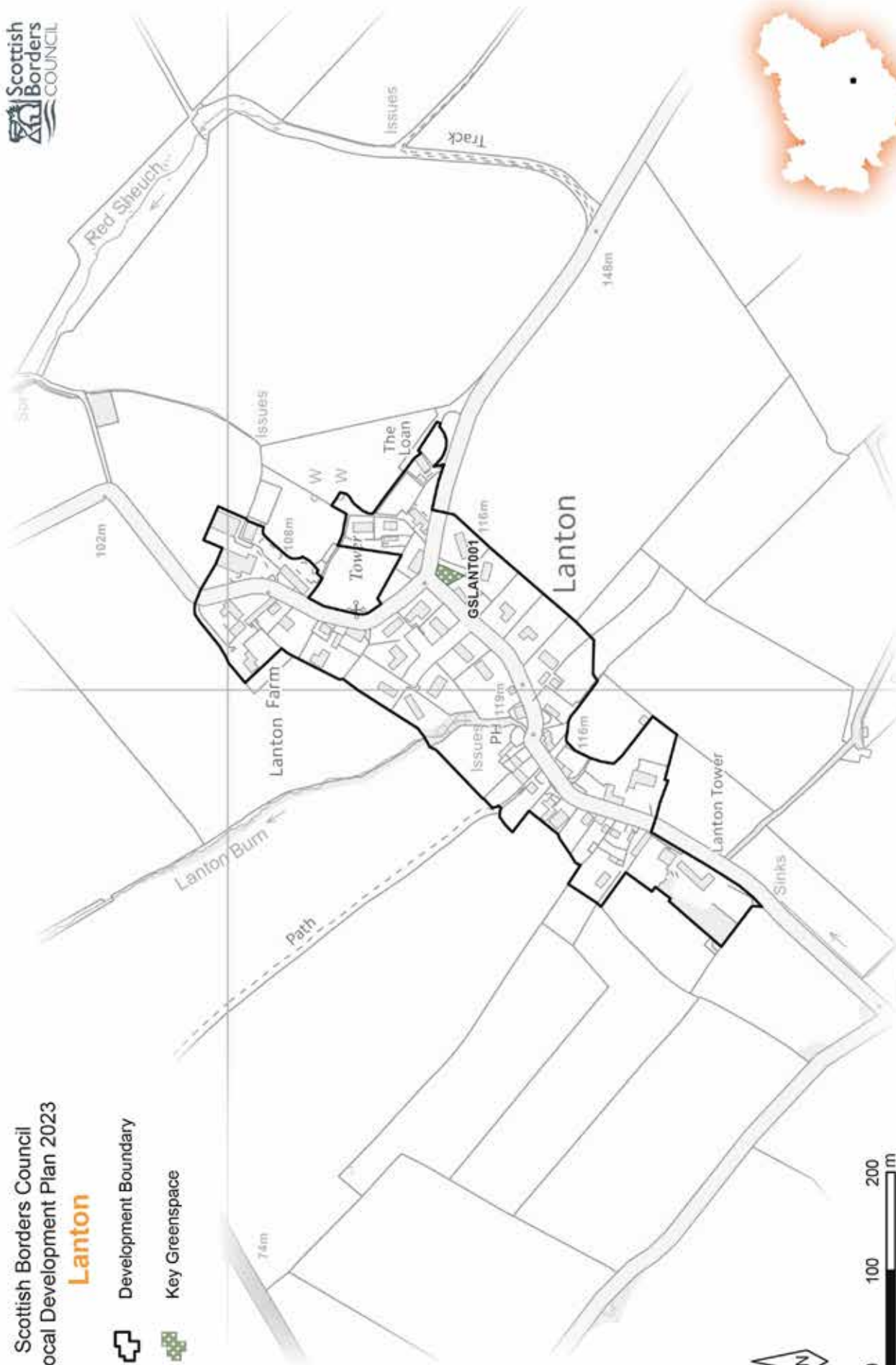
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLANT001	Lanton Community Garden	0.04

Scottish Borders Council
Local Development Plan 2023

Lanton

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

LAUDER

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
1,699



PLACEMAKING CONSIDERATIONS

The settlement is located in the upland valley of the Upper Leader. The Leader Water to the east, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Lauder is established by its wide High Street and countryside setting. The focal points of the town are the Town Hall and Parish Church. Thirlestane Castle and its Garden and Designed Landscape to the east are important tourist attractions and contribute to the setting of the settlement.

Lauder Conservation Area includes all of the central part of the settlement and is one of the best preserved examples of an historic burgh in Scotland. Despite the expansion of the town in the 19th and 20th centuries, Lauder has retained its historic street pattern of a main street with back lanes to the east and west and this defines the extent of the Conservation Area. Only limited development within the historic core has taken place and this has respected the original character. The majority of traditional buildings are two storey though there are many single, storey and a half, and two and a half storeys. Buildings line both sides of the High Street, including a number of gable end houses. Historic building materials range from whin and sand stone, harling, slate and brick chimneys. The high boundary walls, in particular those along Castle Wynd, are an important feature within Lauder and the Conservation Area and these should be retained.

The Town Hall is the major visual focal point within the town and dominates the town centre by both its physical height and isolated position at the end of the Market Place. It is also mainly along the Market Place where a diverse range of services and facilities to serve the local community can be found including a post office. The town also benefits from a supermarket which is situated near the northern edge of the settlement along the Edinburgh Road. The town itself is considered to be one of the healthier towns within the Scottish Borders with generally a low retail vacancy rate.

The Plan identifies the Old Castleriggs Recreational Ground for protection; this space provides the village community with important recreation opportunities.

The Plan also provides two housing allocations one at Wyndhead and a further at West Allanbank. A redevelopment opportunity is also identified at the Burnmill site. Furthermore the Plan identifies two business and industrial sites to the north of the settlement.

PREFERRED AREAS FOR FUTURE EXPANSION

It is recognised that Lauder has been subject to significant development in recent years. The Local Development Plan does not identify any areas for longer term development in Lauder for residential development. There may be limited opportunities for expansion to the west beyond the period of this Local Development Plan. However, should further land for business use be required, it is envisaged that this will take place within the north/north west of the settlement.

Development to the east of the settlement in the Thirlestane Castle Garden and Designed Landscape will be resisted if it would adversely affect it.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ELA12B	Wyndhead II	1.2	30
Site Requirements			
<ul style="list-style-type: none"> • Main vehicular access to be achieved via Thirlestane Drive with a potential vehicular and pedestrian minor access link onto Factors Park. The extension of the footway would need to be carried out with pedestrian linkages through to Millburn Park • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced • Landscape enhancement particularly along the western, north-eastern and south-eastern boundaries will be required and their long term maintenance to be addressed • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Lauder Burn) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place. 			
ALAUD001	West Allanbank	8.7	100
Site Requirements			
<ul style="list-style-type: none"> • One or two access points possible from B6362 Stow Road and a minor road link into the housing development to the east. The extension of the footway/ cycleway on the south east side of Stow Road would need to be carried out • Evaluation and mitigation of moderate biodiversity interest. Enhancement of existing tree planting along the north of the site, retention of parkland trees • Establishment of woodland structure planting on the southern and western parts of the site. Retention/ replacement of the wall to the north where possible as this contains the site • Long term maintenance of landscaped areas to be addressed • Protect existing paths and creation of new footpath linkages along the north and western edge of the site, linking into existing countryside access routes • Careful consideration to be given to site layout to ensure there is no adverse effect on the setting of the category 'C' Listed Allanbank House, stables cottage and stables area • Hazard pipeline exclusion zones in the west of the site to be evaluated and mitigated • Flood risk from a watercourse on the west end of the site should be evaluated and mitigated • The development layout and design should take into account the potential risk of nuisance from the adjacent poultry unit. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLAUD002	North Lauder Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Refer to approved Planning Brief A flood risk assessment is required to assess the risk from all sources and ensure that development has a neutral impact on flood risk and does not affect the flood protection scheme. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL61	Lauder Industrial Estate	3.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required. There are two sources of flood risk. One from the flood protection scheme and the associated culvert and also the small unnamed watercourse which flows along the southern boundary of the site and is also culverted beneath the development site. SEPA is unsure whether the two culverts join beneath the site. 			

REDEVELOPMENT









SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RLAUD002	Burnmill	0.8	5
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site from Mill Wynd, the junctions into the site and with Thirlestane Drive should be assessed further Provide for future road links to land to the west A flood risk assessment of the northern part of the site which is in a flood risk area Evaluation and mitigation of potentially contaminated land from the former gasworks and mill Conserve and enhance the nature conservation interest of the adjacent Lauder Burn to the north, which is part of the River Tweed Special Area of Conservation Evaluation and mitigation of major biodiversity interest from the River Tweed Special Area of Conservation, and habitats and species on and adjacent to the site Evaluation and mitigation of archaeological interest Site design should respect its position at an arrival point to the settlement Include landscaping to enhance the character of the glen and burn corridor Long term maintenance of landscaped areas to be addressed Protection of the route of the Right of Way/ Core Paths A flood risk assessment is required to assess flood risk of the northern part of the site and to assess the risk of blockage of the culvert running below the road. 			

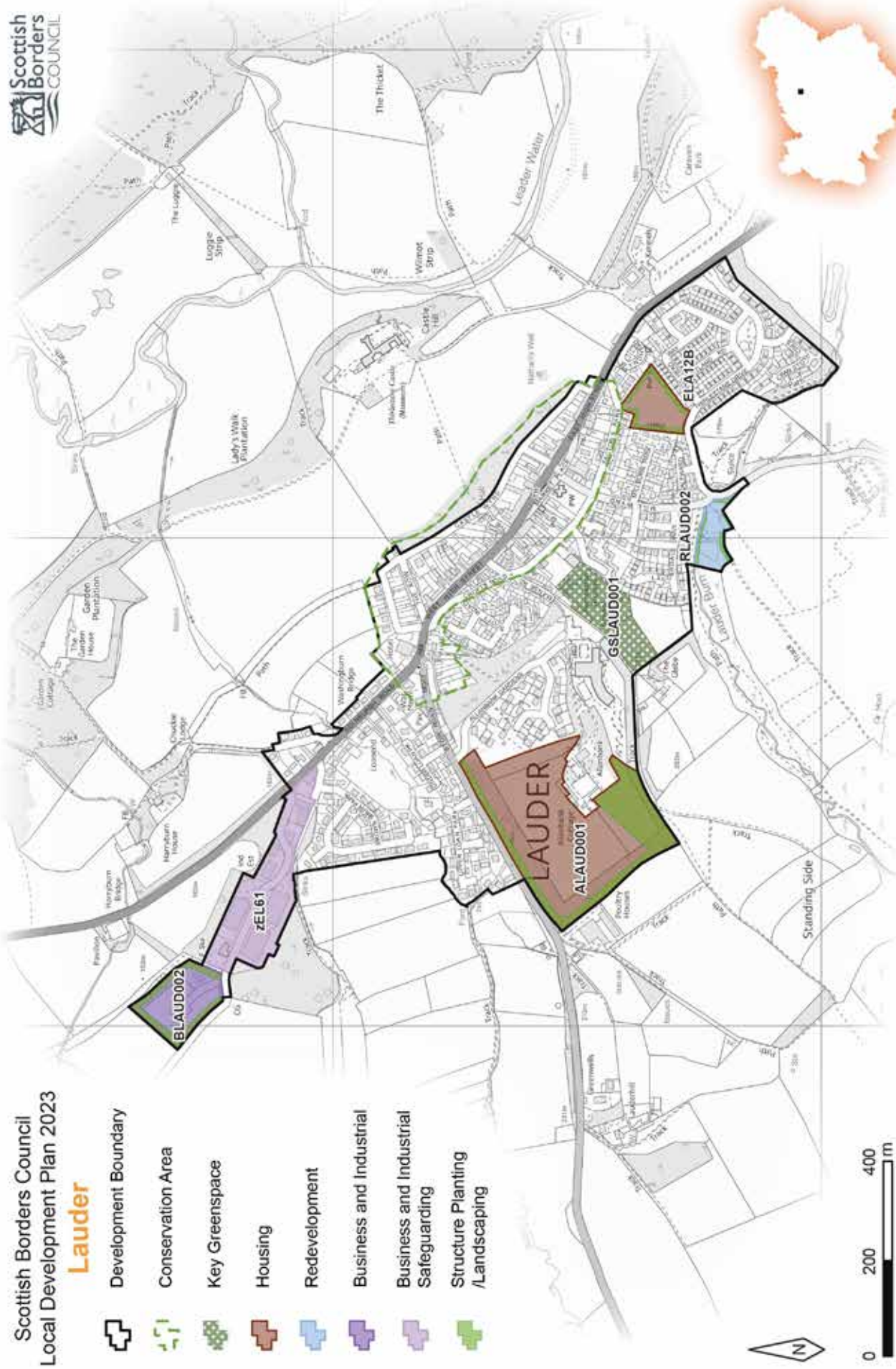
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLAUD001	Old Castleriggs Recreation Ground	1.8

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Local Development Plan 2023

Lauder

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

LEITHOLM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
232



PLACEMAKING CONSIDERATIONS

Leitholm is a small linear settlement located on the lowlands associated with the River Tweed. It is surrounded by arable fields that are designated as prime agricultural land.

There is one allocated housing site within Leitholm, which is yet to be developed and a protected greenspace within the centre of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Any longer term development will be directed to the south of Leitholm.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

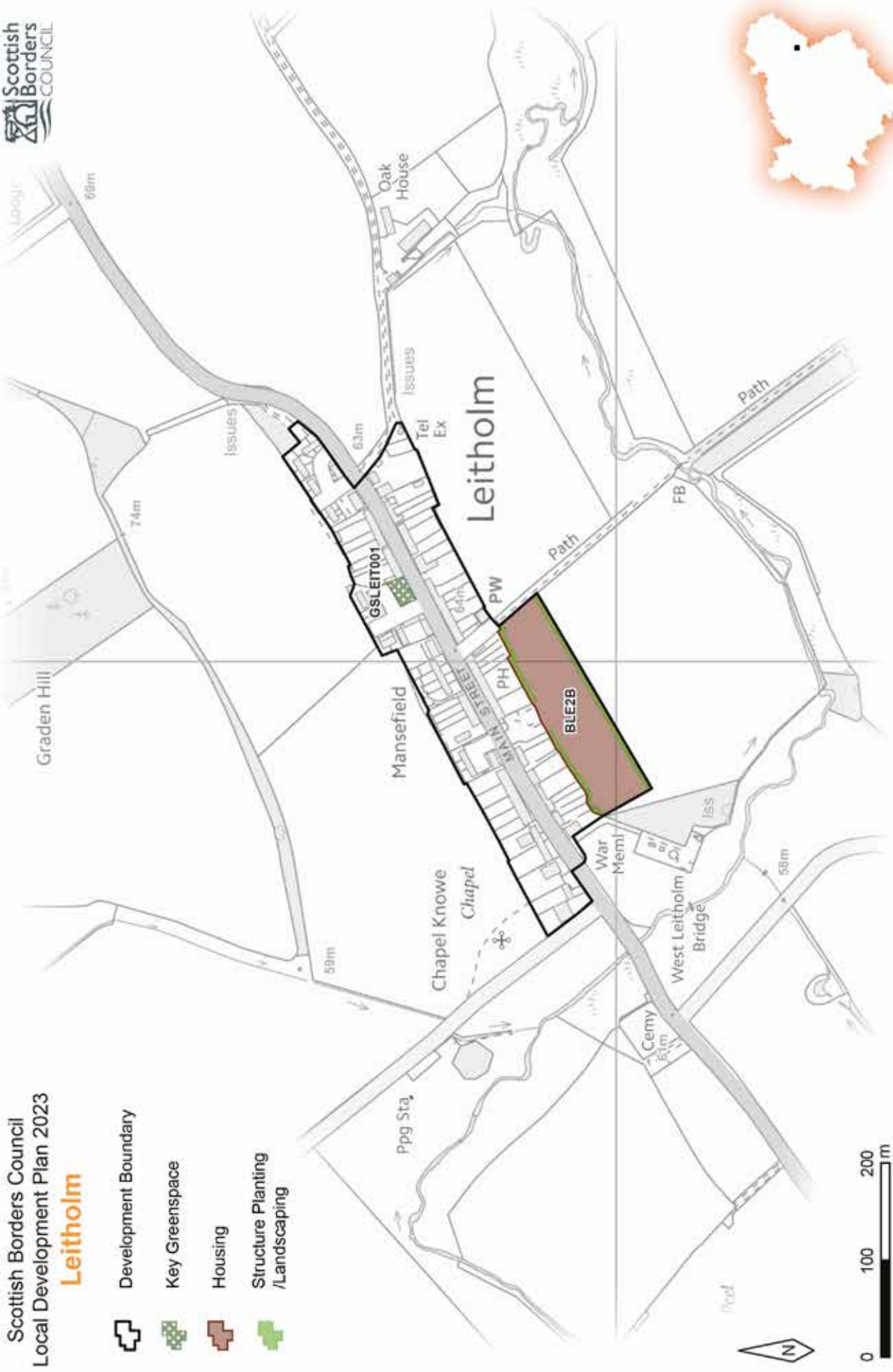
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLE2B	Main Street	1.4	25
Site Requirements			
<ul style="list-style-type: none"> • Provide appropriate structure planting along the southern boundary to provide enclosure to the site and on the northern boundary to protect the existing residential amenity • Ensure vehicular and pedestrian access off the B6461 • Maintain potential for further vehicular access to the south east of the site • Ensure pedestrian/cycle links through the development to the Right of Way • Take advantage of the southerly aspect in terms of property orientation and long views. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLEIT001	Playground	0.1

Scottish Borders Council
Local Development Plan 2023
Leitholm

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

LILLIESLEAF

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
347



PLACEMAKING CONSIDERATIONS

The village sits on a low ridge within the wooded upland fringe valley of the Ale Water with the rolling farmland of the Minto Hills to the south. The Ale Water, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Lilliesleaf is characterised by its linear layout either side of the Main Street (B6359). The isolated village church is a distinctive feature, set amongst fields to the east. The buildings along Main Street are mainly stone or rendered, one and half or two storey. Local facilities include a primary school, church, coffee shop and two public houses.

The most recent development in Lilliesleaf is taking place at St Dunstan at the western end of the village. Further expansion is planned at this end of the village through the allocated site West of St Dunstan. A former housing allocation within the centre of the village adjacent to Muselie Drive has been removed as this site has recently been taken over by the Community in order to form a village green. This will create a positive focal point and facility within the centre of the village.

One area of key greenspace is identified on the Main Street as well as the aforesaid newly formed village green within the centre of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Beyond the plan period, development will be limited to small scale expansion and infill. Development to the north of the settlement will be resisted if it impacts on the landscape setting of the settlement or has a significant effect on the natural heritage interest of the Ale Water. Future expansion is indicative only and will require further detailed assessment during the next Local Development Plan Review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

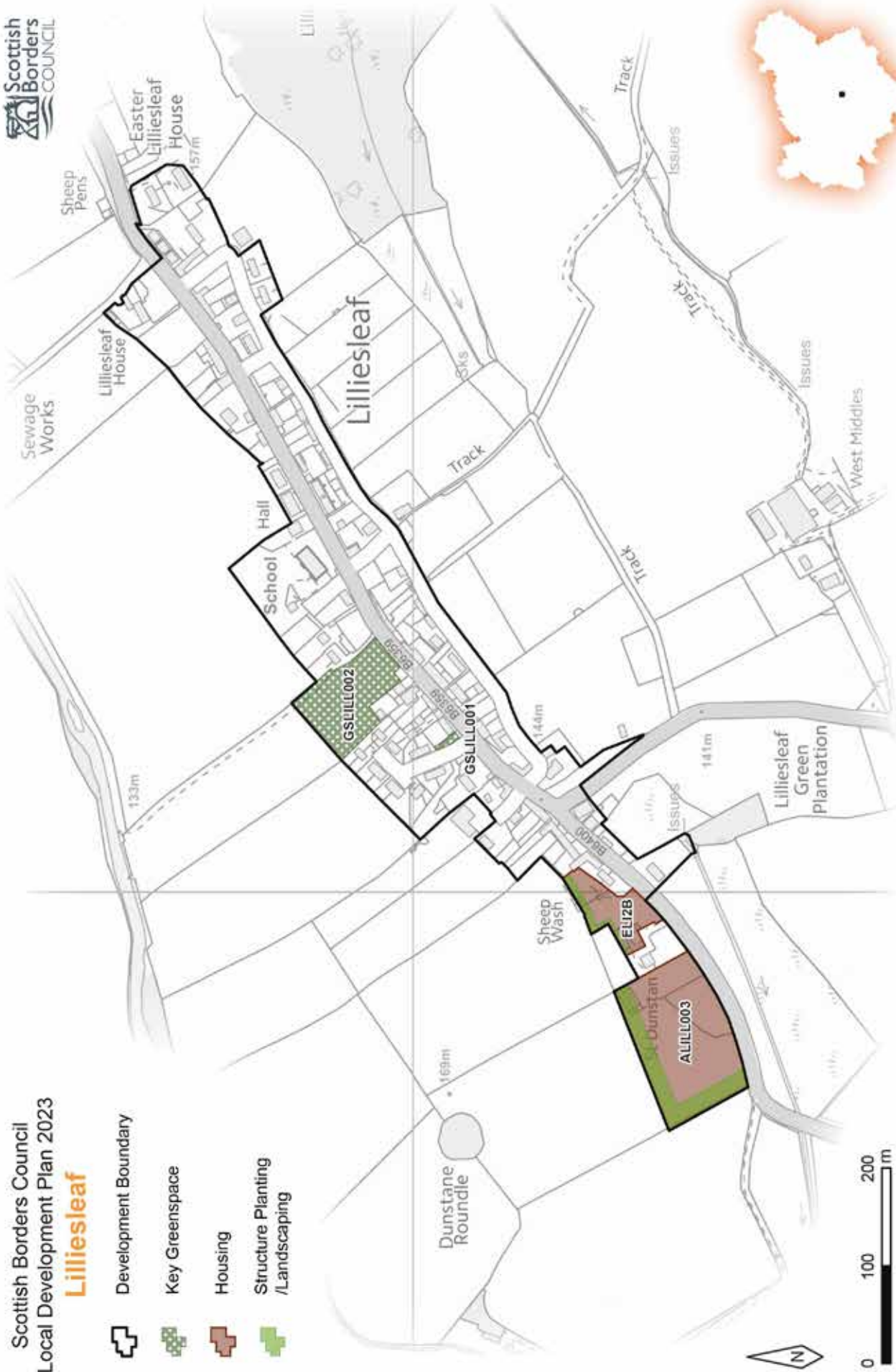
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ELI2B	St Dunstan	0.4	8
Site Requirements			
<ul style="list-style-type: none"> • Pedestrian footway to be provided from the site into the village • An appropriate landscape buffer should be provided to enhance the northern settlement boundary and to contain the site. The existing hedges, trees and shrubs within and around the site shall be retained and incorporated into the landscaping design for the site. A management scheme for planting is also required • The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage • Safeguard amenity of existing neighbouring residential properties. 			
ALILL003	West of St Dunstan	1.5	15
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLILL001	Main Street	0.03
GSLILL002	Muselie Drive	0.7

Scottish Borders Council
Local Development Plan 2023
Lilliesleaf

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

LONGFORMACUS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
192



PLACEMAKING CONSIDERATIONS



Longformacus is a small village located on upland fringe moorland in the shadow of the Lammermuir Hills. The Dye Water runs through the village with the majority of properties located on the northern side, generally on Duns Road or Gifford Road. There are examples of traditional row housing, with a variety of elevations and architectural features evident.

The Dye Water is identified as being at risk of flooding and is also designated as part of the River Tweed Special Area of Conservation. Any development proposed would need to be in line with the relevant LDP policy. There are pockets of trees surrounding the settlement which are protected by a Tree Preservation Order. The land to the south east is identified as prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLONG001	Recreation Ground	1.1

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

MAXTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
113



PLACEMAKING CONSIDERATIONS

The character of Maxton is established by its predominantly linear layout and the focal point of the church, to the north-west. The settlement is set within the lowland valley of the Lower Tweed. The River Tweed, to the north, is part of the River Tweed Special Area of Conservation (SAC), a wildlife site of international importance.

The Plan allocates two housing sites within Maxton, one at Meadowbank and another to the east of the settlement.

The Village Green is an important amenity area within the centre of the village and continues to be safeguarded from development.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the east. Development to the north and north-west of the settlement will be resisted where it has a significant effect on the River Tweed international wildlife site or impacts on the setting of the church.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AMAXT001	East Maxton	0.6	10
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern and eastern boundary to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Access to be via the C67 side road. The junction of C67 with the A699 will have to shift in a north eastern direction to improve visibility and the gradient • Part of C67 carriageway requires widening and provision of a footway. 			
AMAXT002	Meadowbank	0.5	5
Site Requirements			
<ul style="list-style-type: none"> • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern boundary to provide setting for development and to reinforce settlement edge and minimise visual impact. A management scheme for planting is also required • Planting on the eastern boundary is needed to prevent a conflict of uses • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Access to be via the A699. 			

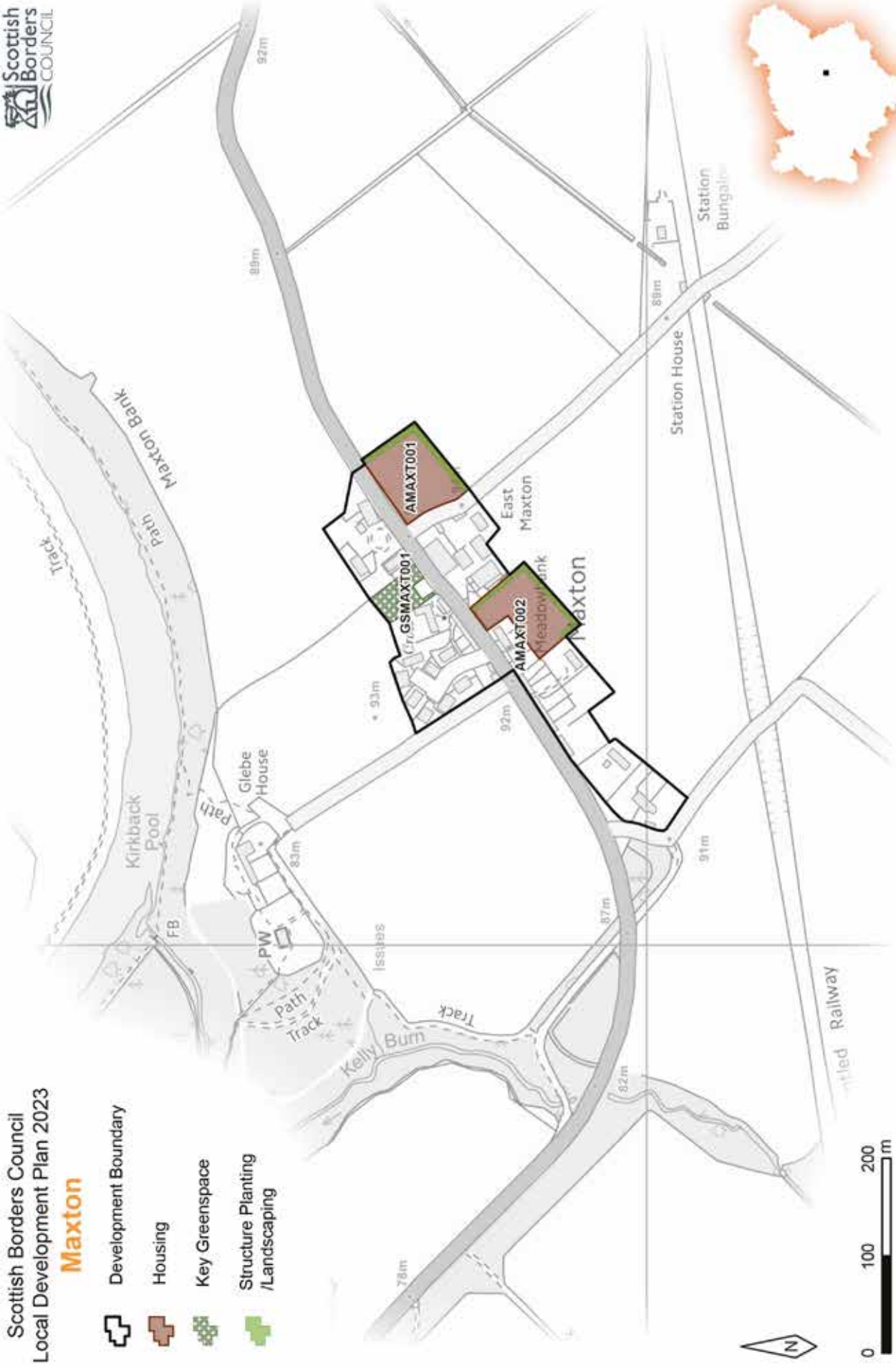
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMAXT001	Village Green	0.2

Scottish Borders Council
Local Development Plan 2023

Maxton

-  Development Boundary
-  Housing
-  Key Greenspace
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

MELROSE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
2,010



PLACEMAKING CONSIDERATIONS

Melrose is of key importance as a tourist centre and is located in an area of scenic beauty. The town is located within the Eildon and Leaderfoot National Scenic Area.

The Conservation Area of Melrose incorporates the historic core of the settlement, including the world-renowned Melrose Abbey and retains many of the historic features that provide the town with its distinctive identity. Melrose is an unplanned settlement with an organic nature, though many of the properties around the Abbey have been set out in an ordered fashion. The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open.

Whilst individual elements of the built fabric may not appear significant, collectively their contribution to the Conservation Area is considerable. Any new development or alterations should seek to respect individual buildings and the wider Conservation Area by taking account of these important features.

Melrose has an attractive and vibrant town centre with impressive built heritage centred around Market Square. The town centre one-way system and associated townscape works have successfully contributed towards the appearance of the town, traffic movements and parking provision. The town centre is identified as a Core Activity Area.

There are five areas, south of the Abbey and around Gibson Park and the Greenyards, identified as key greenspaces.

The Plan provides a modest housing allocation at Harmony Hall Gardens as well as the longer standing housing allocations at Dingleton and The Croft.

The distinct character and setting of Melrose is recognised. The areas between Melrose, Darnick, Newstead and Gattonside are protected from development under Policy EP6 Countryside Around Towns, primarily to avoid coalescence of the settlements, thereby retaining individual character. No further development in this area is anticipated.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

There has been significant recent development at Dingleton Hospital and owing to the sensitivity of the location, it has not been possible to define preferred areas for future expansion beyond the period of this Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING








SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AMELR013	Harmony Hall Gardens	0.8	5
Site Requirements			
<ul style="list-style-type: none"> • A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed. The mill lade may be culverted through this site. Opportunities should be taken to de-culvert this as part of any development • The existing boundary stone wall and trees/hedges within and on the boundaries of the site to be retained and protected, where possible. No trees are to be removed without the prior agreement of the planning authority • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation • Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified • Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted. Early engagement with Historic Environment Scotland is required • The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site • A single access to the site should be provided which results in the least disruption to the existing stone wall along the southern boundary of the site. A Transport Statement would be required • In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey • The site has water environment considerations. 			
EM4B	The Croft	2.4	25
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Consider the potential for culvert removal and channel restoration. 			
EM32B	Dingleton Hospital	23.6	230
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to the landscape form of the site • Vehicular access from Dingleton Road with the possibility of a link to the wider development in the Dingleton area via Chiefswood Road • Disposal of surface water to comply with SUDS • Existing trees, many of which are protected by a Tree Preservation Order, should be retained and protected • Footpath links to wider area to be provided • Archaeological evaluation will be required along with associated mitigation • Due consideration to be given to Abbotsford Designed Garden located to the north and west of the site and the location of the site within a Special Landscape Area. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMELR001	Gibson Park	2.1
GSMELR002	Melrose RFC	1.8
GSMELR003	High Street, Weirhill	2.7
GSMELR004	Abbey Street	1.8
GSMELR005	Melrose Bowling Club	0.2

Scottish Borders Council
Local Development Plan 2023

Melrose

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping
-  Core Activity Areas



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SETTLEMENT PROFILE

MIDLEM

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
166



PLACEMAKING CONSIDERATIONS

The character of Midlem stems from its historical and physical context. Dating back to the 12th century, Midlem was originally a centre for linen manufacture. The houses follow the medieval rig (burgage plot) layout, centred around a central village green, which is a Conservation Area. Traditional building materials prevail, with the use of sandstone often with whinstone mixed in, harling, and slate. Many of the buildings are whitewashed, giving the village a consistent appearance, which adds to its visual appeal. There are two Listed Buildings within the Conservation Area. Any new development must strongly reflect the layout and architectural character of the village.

Midlem is on a south-east facing slope, and is mainly surrounded by permanent pasture with arable land on the lower slopes. Within and around the village are individual and grouped broadleaved trees, which make a positive contribution to the appearance of the village.

The Village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The absence of local services, the topography of the settlement and its high conservation value mean that Midlem does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

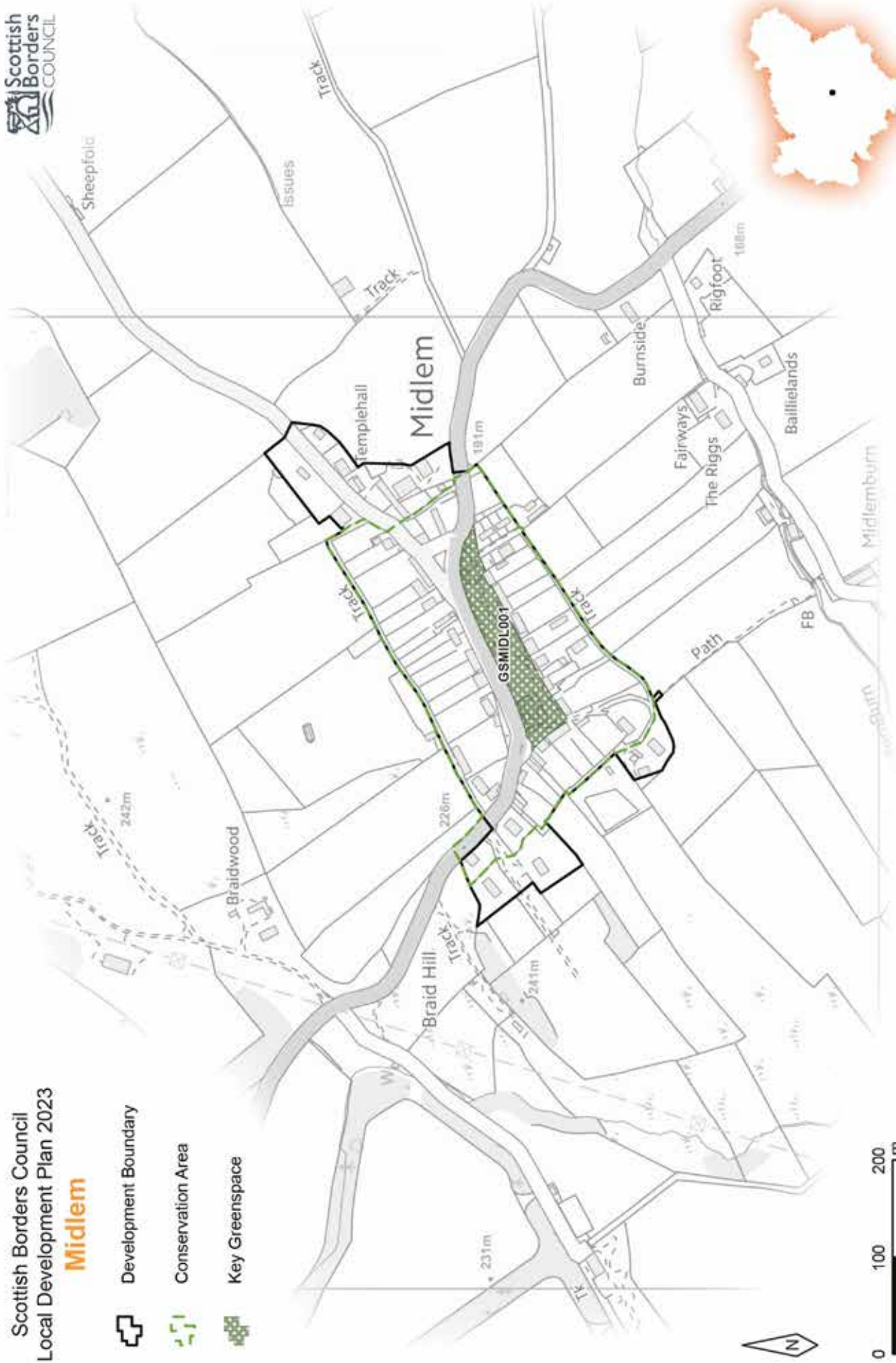
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMIDL001	Midlem Village Green	0.8

Scottish Borders Council
Local Development Plan 2023

Midlem

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

MINTO

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
92



PLACEMAKING CONSIDERATIONS

The village occupies an elevated ridge overlooking the River Teviot and commands good views along the river corridor and along the Dean Burn. To the south is Ruberslaw hill which, at 424m, is the most dominant feature in the landscape. The village lies just to the south of the Minto Hills and is surrounded by the Teviot Valleys Special Landscape Area.

Minto Conservation Area covers the entire historic part of the village, which was laid out by the Earl of Minto. The village developed in a linear form with rows of cottages, a church and a school along the west side of the street. Land to the east is occupied by Minto golf course giving the village a formal landscaped setting with large numbers of mature trees lining the roadside.

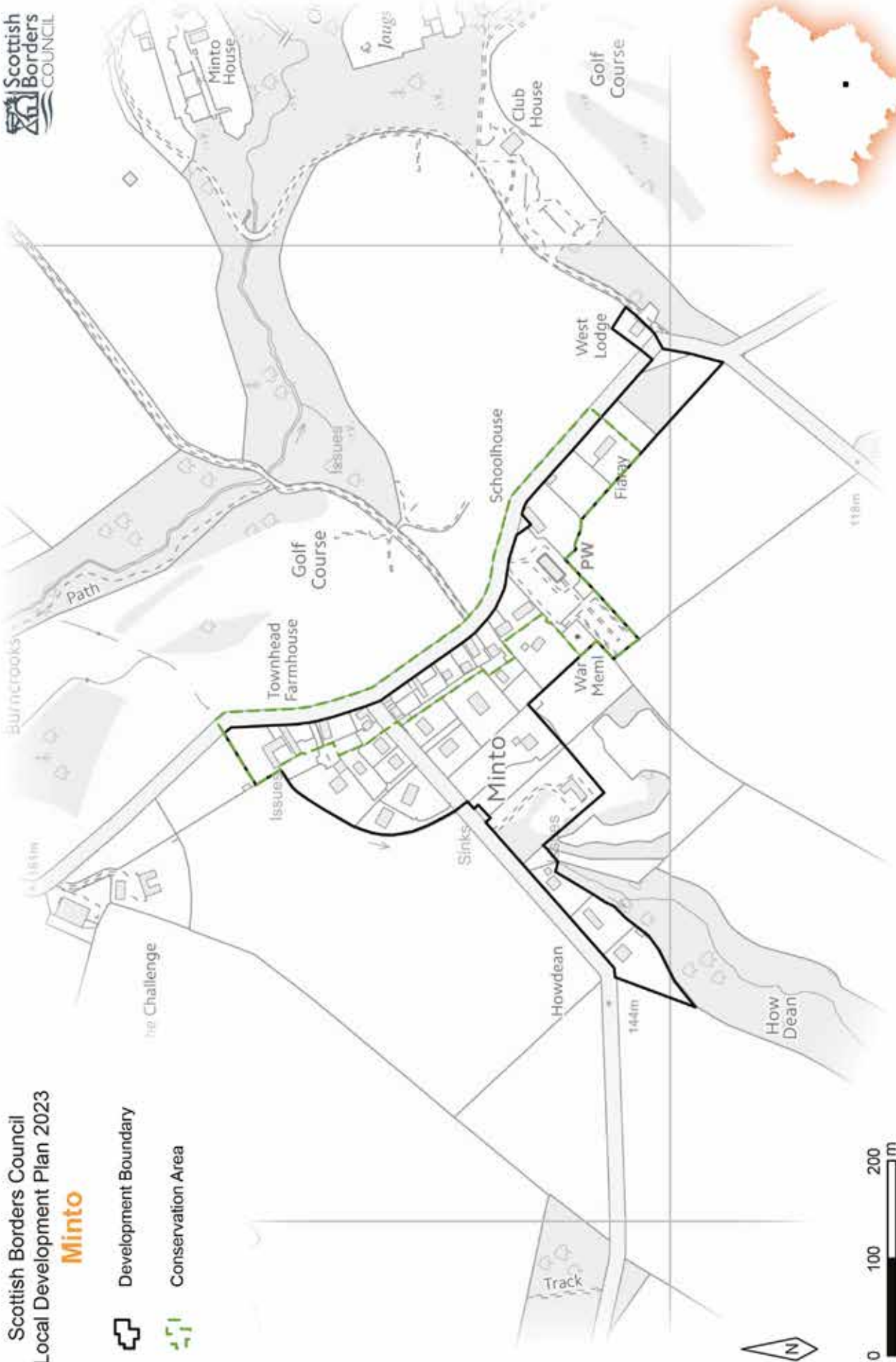
Traditional building materials prevail (slate, sandstone and harling) together with a range of architectural details, which contribute to the character of the Conservation Area. There are two Listed Buildings within the Conservation Area.

The absence of local services, the topography of the settlement and its high conservation value mean that Minto does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.

Scottish Borders Council
Local Development Plan 2023

Minto

-  Development Boundary
-  Conservation Area



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SETTLEMENT PROFILE

MOREBATTLE

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
395



PLACEMAKING CONSIDERATIONS

The historic settlement of Morebattle appears to have developed from the Parish Church, with the Main Street and Teapot Street being the oldest parts. Distinct in its layout the village was originally formed with a wide street and pavement with mature trees lined either side.

Morebattle is an attractive picturesque settlement, which has many significant features that contribute greatly to the character of the Conservation Area. The Conservation Area boundary extends to cover much of the village including the Main Street, Teapot Street, Mansfield Road and part of the road leading to Heughhead.

Although primarily a residential settlement other significant properties include the Parish Church and the Primary School. Morebattle benefits from many views within and out of the settlement. The surrounding landscape is gently rolling with large arable and occasional pasture fields.

The Plan provides two housing allocations; both are located to the west of the village at Renwick Gardens and West Renwick Gardens. The Plan also includes a business and industrial allocation to the east of Croft Industrial Park and safeguards an established business and industrial site which adjoins it.

The playing field to the north of the Primary School provides an important recreational area for the community and will be protected.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the south west of the settlement. The area to the east of Mansfield Avenue and south of the Main Street should be protected from development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RM06B	Renwick Gardens	0.4	9
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AMORE001	West Renwick Gardens	1.3	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE001	Extension to Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Structure planting required on the northern and eastern boundaries to provide setting for development. A management scheme for planting is also required Existing hedgerow to the west should be retained Retain separation between employment sites and settlement by not developing in the slope towards the Primary School Access is possible from/to the existing employment land site to the west and direct access is possible from/to the B6401 Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			




BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE002	Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMORE001	Morebattle School Playing Field	0.4

Scottish Borders Council
Local Development Plan 2023
Morebattle

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

NETHER BLAINSLIE

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
114



PLACEMAKING CONSIDERATIONS

The character of Nether Blainslie is established by the irregular cluster of cottages and houses located south of the village hall. It is associated with nearby small building groups such as Upper Blainslie and New Blainslie. The settlement is situated within the undulating grassland of East Gala.

The centre of Nether Blainslie is formed by a series of close-knit cottages, built hard to the road edge and stepped into the landscape. Generally traditional local materials dominate such as slate, harl, sandstone and whin. Properties range in height from single to two storey.

To the south of the village recent housing development has taken place at The Croft. Here the housing is in the form of single to a storey and a half detached properties.

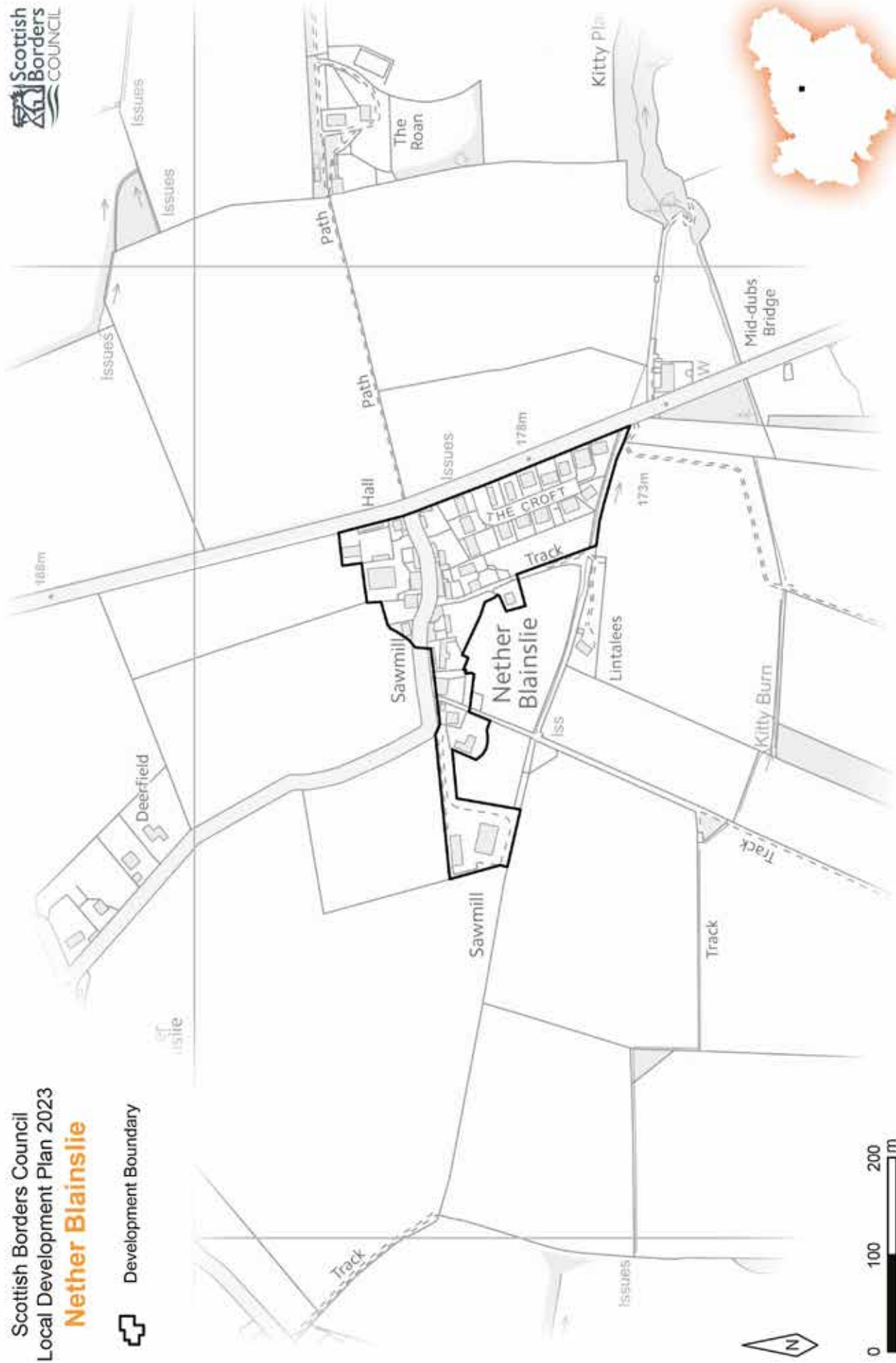
PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not provide any housing allocations or areas for longer term development for Nether Blainslie but rather any new development will be limited infill opportunities.

Scottish Borders Council
 Local Development Plan 2023
Nether Blainslie



 Development Boundary



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SETTLEMENT PROFILE

NEWCASTLETON

HOUSING MARKET AREA
Southern



LOCALITY
Teviot and Liddesdale



POPULATION
768



PLACEMAKING CONSIDERATIONS

Newcastleton is relatively distant from the other settlements in the Scottish Borders and has links with England, particularly Carlisle. Its relative remoteness means that the community is concerned about its relationship to the wider regional land use and development strategies and this is a factor which must be carefully considered in its future planning.

The Council wishes to see the extension of the Borders Railway southwards from Galashiels to Carlisle. The indicative line is protected in the Local Development Plan and follows the line of the disused railway along the western edge of Newcastleton. Safeguarding of the route needs to be taken into account when development is proposed in the vicinity.

The unique character of Newcastleton is established by its formal street layout with a central square and two secondary squares. It is considered to be the best example of a late 18th century planned village in the Borders and the majority of the settlement is designated as a Conservation Area. Newcastleton has a distinct grid iron layout and displays distinct building styles and architectural details. The designs for any new development should seek to respect the character of individual buildings and the wider Conservation Area.

The village's conservation status should be preserved due to its unique layout. However, due to previous inappropriate replacement windows which have diluted the traditional design quality of some properties, the core frontage area has been removed from the centre of the village. In essence this means there would be a less stringent standard of design of replacement windows in that area.

As the main settlement in the southern Borders it has a short term housing allocation as well as a mixed use allocation to meet local development needs. Landscaping is indicated and would need to be incorporated into any development of the mixed use site.

Three areas of key greenspace are identified in Newcastleton at Union Street, Douglas Square and the Polysport Playing Field.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Solway Local Flood Risk Management Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk

assessment may be required and may influence the scale and layout of any development at a particular location. In 2019, a flood study was completed within Newcastleton, assessing the village's flood risk and highlighting mitigation options that may be taken forward to the prioritisation phase, to potentially gain funding for a Flood Protection Scheme within the 2022-28 flood risk management cycle.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Development Plan will be to the south of the settlement. Expansion in this direction will be dependant upon flood risk assessment. Development to the north of the settlement will be resisted where there is an adverse effect on the Liddel Water. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan Review.

DEVELOPMENT SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RNE2B	South of Holmhead	0.3	5
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access via Moss Road • Layout and design to consider the adjacent Conservation Area and the location on the edge of the village in order to retain the character of the settlement • Links to existing paths are required. A Right of Way runs to the north-east of the site linking the caravan site to the west with North Hermitage Street and needs to be considered at development stage • Existing trees to the north, south and west of the site to be retained and protected where possible. A tree protection plan will be required • Flood risk assessment will be required. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL44	Moss Road	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWC001	Caravan site	1.1	20
Site Requirements			
<ul style="list-style-type: none"> • No development should take place on the line of the proposed extension to the Borders railway. This is expected to follow the former track bed of the disused railway, which runs through the whole length of the north western edge of the site. The land safeguarded for the railway should be landscaped and a management scheme for planting is also required • Links to existing paths are required. A Right of Way runs through the site and needs to be considered at development stage • Newcastleton ponds are located within the site and should preferably be used as features within the site • Consideration is required in terms of layout and design to consider the Conservation Area in the village and the location on the edge of the settlement to retain the character of the settlement • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • Access via Moss Road • Appropriate SUDS are required • Flood risk assessment is recommended to inform site design and mitigation. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWC001	Playing Field / Polysport	1.3
GSNEWC002	Union Street Playing Field	0.9
GSNEWC003	Douglas Square	0.1

Scottish Borders Council
Local Development Plan 2023
Newcastleton

- Development Boundary
- Conservation Area
- Key Greenspace
- Housing
- Mixed Use
- Business and Industrial Safeguarding
- Structure Planting /Landscaping



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SETTLEMENT PROFILE

NEWSTEAD

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
297



PLACEMAKING CONSIDERATIONS

Newstead is located within the Eildon and Leaderfoot National Scenic Area.

The original village has developed fundamentally in a linear form along either side of the Main Street. Properties range from single to two storeys in height. Most of the village centre properties are in groups of two with a number of detached properties. Some of the older properties have been built hard to the Main Street with no footpaths.

The Newstead Conservation Area incorporates almost all of the settlement. Lying on land steeply rising from the south banks of the River Tweed, the village of Newstead is reportedly the oldest village in Scotland. It is recommended that any alterations or new development within the Conservation Area should have regard to traditional building material and detailing to contribute to the retention of the settlements character.

The distinct character and setting of Newstead is recognised. Policy EP6 (Countryside Around Towns) seeks to protect the area between Newstead and Melrose from development in the longer term, primarily to avoid coalescence of the settlement's, thereby retaining individual character.

One site, within the eastern boundary of the village, is allocated for residential development. There is one area, south of the Orchard, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The settlement of Newstead experiences pressure for further development but due to its sensitive location it has not been possible to identify any land for development. The proximity of Newstead to the railway station at Tweedbank places additional pressure on the village for development. Therefore it is important that the areas of open space within the settlement and the area surrounding the Trimontium Fort should be protected from future development. The fields to the east of the Development Boundary should also be protected from future development, these are considered to form part of the character of the village.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ANEWS005	The Orchard	0.3	6
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and should assess the risk from the small watercourse which is partially culverted through the site • Explore the potential for culvert removal and channel restoration • The historic wall to north and west of the site should be retained • Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified • Assessment of ecology impacts and provision of mitigation, as appropriate • Access to the site to be directly from Back Road. Back Road to be made up to adoptable standard from the junction with Main Street to the access point into the site • The design and layout of the site should take account of the Conservation Area, the setting of the nearby Scheduled Monument and trees onsite • No on-site trees to be removed without the prior agreement of the planning authority. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWS001	Community Playing Field	1.0

Scottish Borders Council
Local Development Plan 2023
Newstead

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

NEWTOWN ST BOSWELLS

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
1,182



PLACEMAKING CONSIDERATIONS

The settlement of Newtown St Boswells is dominated by views of the Eildon Hills. The village centre is clustered around the B6398 at Old Station Court and Tweedside Road. Other features of interest include the Auction Mart with its octagonal ring building, the former school and the nineteenth century terraces.

The semi natural/plantation wood along the Bowden Burn is included in Scotland's Semi-Natural Woodland Inventory (SSNWI). The River Tweed lies to the east, but tributaries – Sprouston Burn and Newtown Burn (further west known as Bowden Burn) – flow through Newtown St. Boswells itself and east of the main built up area, they both have SSSI status. The area to the north of the settlement, from Sprouston Burn to the junction of Earlston Road and the A68, is part of a National Scenic Area and is highly visible from the A68 trunk road and the attractive settlement of Eildon.

Newtown St Boswells is located within the heart of the Borders and is the Council's administrative centre. It has excellent road connections, is convenient for the Borders Railway and has good quality developable land in its vicinity. The planned expansion of the village is allocated as site ANEWT005 in the Plan. Account must be taken of the former railway line running through the settlement and the need to safeguard this under Policy IS4: Transport Development and Infrastructure.

It is expected that, aside from any future expansion, there will be a growth in pressure to develop within Newtown St Boswells. In addition to the expansion area, one housing site is allocated along Melrose Road along the former Bogle Burn road to Melrose.

The allocated redevelopment sites provide mixed use opportunities which will encourage regeneration of the village centre. There is community support to redevelop and regenerate Newtown St Boswells and it is hoped that these aspirations can be met through the redevelopment sites and the future expansion. The Council has developed a Development Framework to support and provide guidance for the redevelopment of the village centre.

Where possible, the relocation to more suitable sites of various existing uses in the village that generate heavy goods vehicles and other commercial vehicle movements will be supported, in the interests of road safety, local amenity and regeneration.

There are two areas, near the primary school, identified as key greenspaces.

PREFERRED AREAS FOR FUTURE EXPANSION

Areas to north and east of the A68 are considered to be unsuitable for residential expansion. If planned expansion does not take place, the preferred area for the longer term development of Newtown St Boswells is to the west. This would allow a more sensitive edge to be created to Newtown St Boswells. Although this land is within the Special Landscape Area, and further investigations must be carried out, the impact of development at this location would be significantly lower than to the north or east of the settlement.

The separation between the two communities of Newtown St Boswells and Eildon must be retained and further development along Earlston Road and Melrose Road will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ENT4B	Melrose Road	4.4	68
Site Requirements			
<ul style="list-style-type: none"> The layout and design of the site should be sympathetic to the local character and to the setting of the Eildon and Leaderfoot National Scenic Area and should take advantage of any solar gain, for energy efficiency Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road Appropriate landscape scheme with maintenance programme Archaeology interests have been recorded in the surrounding area, archaeological assessment including archaeological evaluation along with any associated mitigation measures is required Existing trees and hedgerows to be retained and protected where possible A flood risk assessment is required to assess the flood risks from the Sprouston Burn and the parts of the site within the flood risk envelope. 			
ENT15B	Sergeants Park II	2.0	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

ANEWT005	Newtown Expansion Area	58	900
Site Requirements			
<ul style="list-style-type: none"> • Outline of development will be determined in masterplanning exercise that will be undertaken in consultation with local communities and be submitted as supporting document to a planning application. Masterplan should include consideration of the following (the list is not exhaustive): • Access from A68 (including considering new roundabout) and road/transport network within the settlement • Provision of cycle paths and footpaths • Full integration with existing street network in the village • Provision of areas for SUDS, public park, greenspace, open space and play equipment • Sustainable approach to construction and use of renewable energy for running of buildings • Provision of school and nursery to serve the local catchment area • Scale and design of the development needs to consider the sensitive landscape and settings • Use of landscaping and buffers to create strong boundary to the settlement • Management scheme for any planting is required • Incorporate outcome from community consultations in development and regeneration of the village centre • Provision of sports facilities • Design of development needs to conserve and enhance the landscape value of the National Scenic Area • A flood risk assessment may be required. Further investigation of culverts within the site and surface water run-off is required. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BNEWT001	Tweed Horizons Expansion	13.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic high amenity business and industrial site as defined in Policy ED1 • Woodland and hedges are required to screen from the A68 and to minimise visual impact from surrounding areas • Hedges and tree line required to reinforce and improve existing hedgerow along the southern part of the site to screen the site • A woodland buffer is required to screen the existing farm from the development if the farm continues to be used for agricultural use. Details at planning application stage needs to consider overshadowing of the farm • Management scheme for any planting is required • Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 in conjunction with the Newtown expansion to the west of the A68 • Careful consideration is required relating to design, location and scale due to the proximity to Dryburgh Conservation Area, Dryburgh Abbey, Tweed Horizons and its landscaped setting • Woodland screening to be maintained and enhanced to minimise impact on Dryburgh Abbey and the area to the east • Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration • Provide a masterplan to identify and respond to the landscape sensitivities of the site and the wider National Scenic Area • It should be noted that this site extends into the Dryburgh Conservation Area, refer to Dryburgh Settlement Map. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL36	Waverley Place	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWT001	Auction Mart	9	220
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			










REDEVELOPMENT

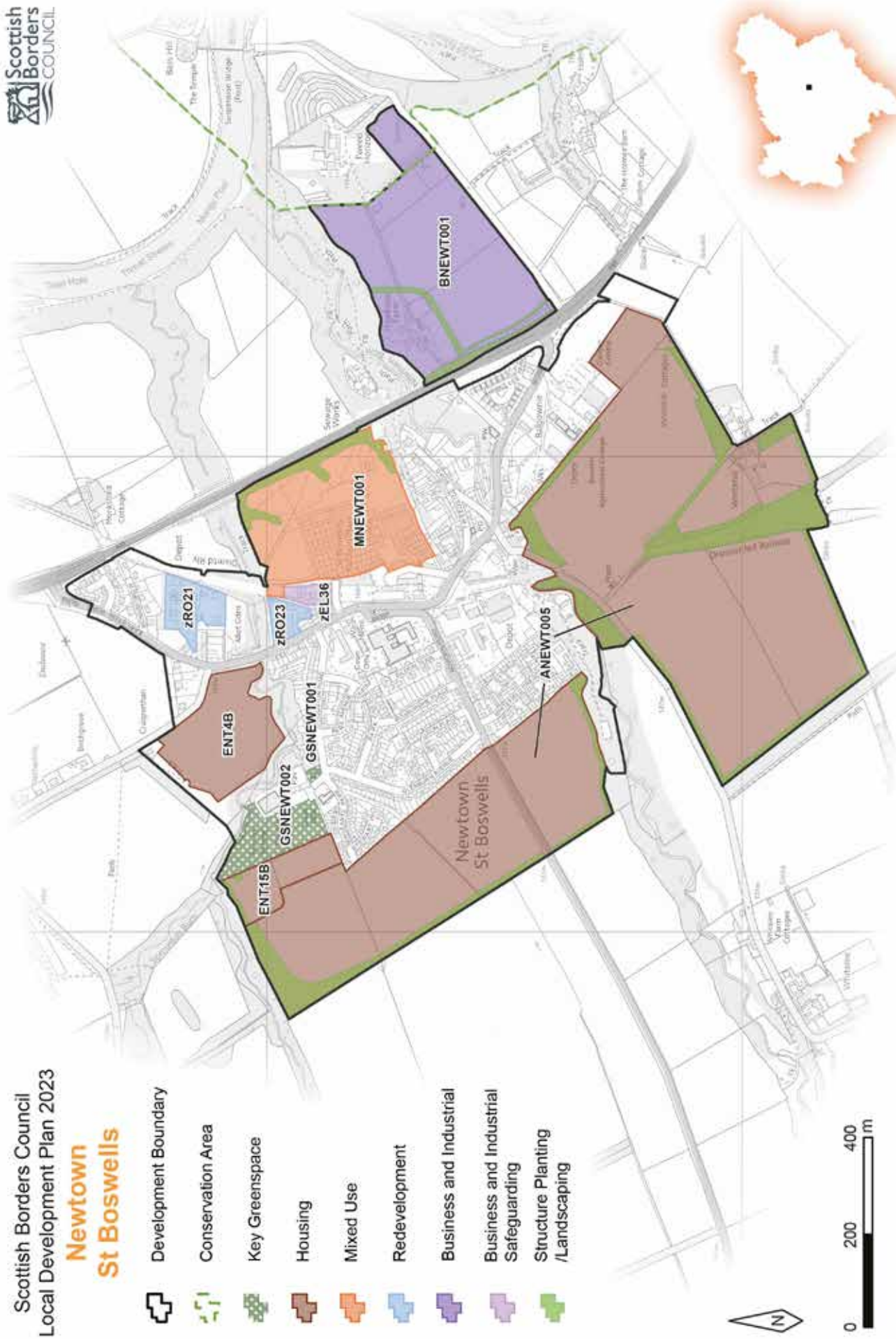
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR023	Mills	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Development Framework. 			
zR021	Depot	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Contamination assessment would be required and appropriate mitigation measures thereafter. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWT001	Sergeants Park	0.1
GSNEWT002	King George V Playing Field	1.9

Scottish Borders Council
Local Development Plan 2023
**Newtown
St Boswells**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

NISBET

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
140



PLACEMAKING CONSIDERATIONS

The estate village of Nisbet lies south-east of the Peniel Heugh which dominates the views from the south and also provides a dramatic backdrop for the village. While Nisbet was built for the workers of its two farms, it was arranged around two informal spaces – the Mill Pond and the burial ground to the west.

The settlement is situated within the Tweed Lowlands Regional Landscape Area within the River Valley Landscape that is described as 'Lowland Valley with Farmland'. Nisbet benefits from a number of established tree belts particularly around East Nisbet House and within small clusters in the village. It is these mature trees that provide a high degree of enclosure for the village and greatly enhances its character.

The Conservation Area of Nisbet includes most of the village. As an estate village, Nisbet has remained virtually unaltered since it was developed in the 19th century. The village was built for the workers of two farms – East Nisbet and West Nisbet. There are only two properties within the village that are independent of each of the farms and therefore are considered to be part of Nisbet and not East or West Nisbet – these properties are the School House and the Smiddy House.

The Plan does not identify any allocations within Nisbet. There has been recent housing development within the settlement at West Nisbet Farm, to the south of the village.

The Play Area within Nisbet is an important amenity area within the centre of the village and is therefore protected.


DEVELOPMENT AND SAFEGUARDING PROPOSALS

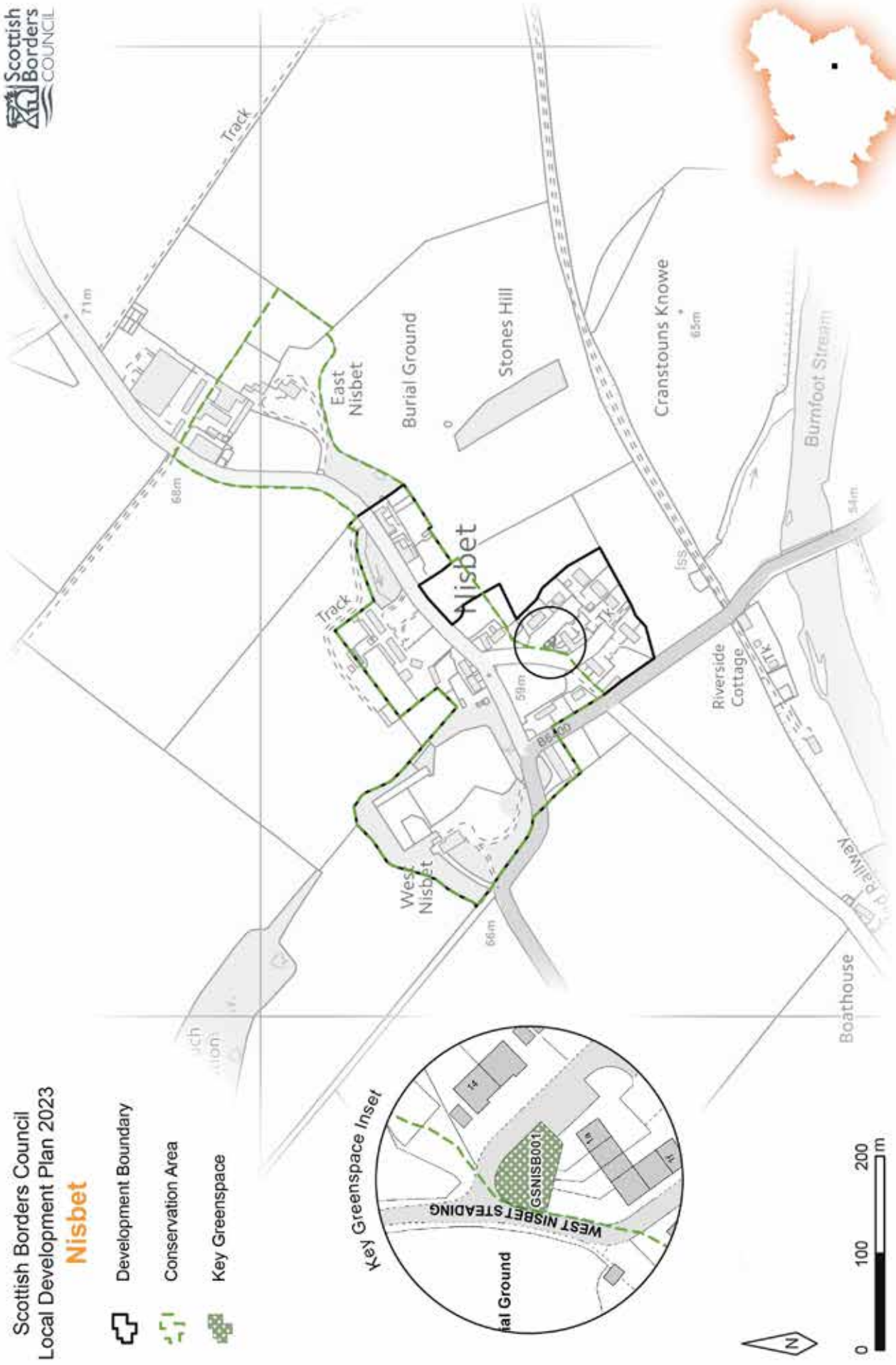
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNISB001	Nisbet Play Area	0.03

Scottish Borders Council
Local Development Plan 2023

Nisbet

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

OXNAM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
196



PLACEMAKING CONSIDERATIONS

The Oxnam development boundary is a new addition to this Local Development Plan. The inclusion of a development boundary was proposed by the Oxnam Water Community Council primarily to control and guide future development proposals within the village.

Oxnam has a dispersed radial pattern with no central core or village centre. The village has developed along the two main roads through the village, the Oxnam Green road and the unclassified road north to Oxnam Kirk. More recent development has expanded the village to the east towards Oxnam Kirk and towards Oxnam Green to the south-west.

A key feature within the village is Oxnam Kirk, the present Kirk was built in 1738 on the site of a medieval kirk dating from before 1153 and was enlarged to form a T-plan in 1874. The building is a characteristic Scottish 18th-century kirk with plain glass and white-washed walls and is located to the north-east of the settlement.

The Oxnam Water runs through the village then onwards to the River Teviot at Crailing. In certain areas, the Oxnam development boundary is contiguous with the boundary of the River Tweed Special Area of Conservation and therefore any forthcoming development proposals would require a Habitats Regulation Appraisal.

Although the Plan does not identify any allocated sites within Oxnam, there are a number of small scale infill opportunities within the development boundary to accommodate future development.

There is one area, Oxnam Green identified as a key greenspace. The Green is a prominent open space within the central part of the village and has some amenity and visual value, it will therefore be protected.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXNA001	Oxnam Green	0.1

SETTLEMENT PROFILE

OXTON

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
351



PLACEMAKING CONSIDERATIONS

The character of Oxton is established by its clustered form and countryside setting. It is situated in the upland valley of the Upper Leader. The Leader Water to the east is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The centre of the village of Oxton is focused on the crossroads where The Loan, Station Road, Main Street, and the unclassified road that leads to the A68 all meet. Along Station Road on the north side, a stone wall separates the village from the fields to the fore of Justice Hall, which in themselves form an attractive outlook for the village. The village sits above the A68 with pleasant views outwards to the surrounding countryside and especially towards Addinston Hill.

Traditional properties within the village tend mainly to be terraced, built to the back of the footpath and step into the landscape. Two storey properties dominate on Station Road whilst on The Loan and the Main Street a mixture of single to two storeys exist. Sandstone, whin, harl and slate are the main building materials that feature within the centre of the village.

The Plan identifies the Heriot Field Play Park for protection as greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north of the settlement will be resisted where it would have significant effect on the international nature conservation value of the Leader Water or impact on the countryside setting of the settlement as viewed from the A68 trunk road. However, there may be potential for infill development to occur to the west of the C83 (Annfield Road) within the Development Boundary during the lifetime of the Local Development Plan. There is a desire within the community for a new primary school and it is considered that the new local place plan process will offer the opportunity for the community to get involved in considering, for example, a possible site for a new school as well as other village opportunities and enhancements, and their input would be welcomed.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

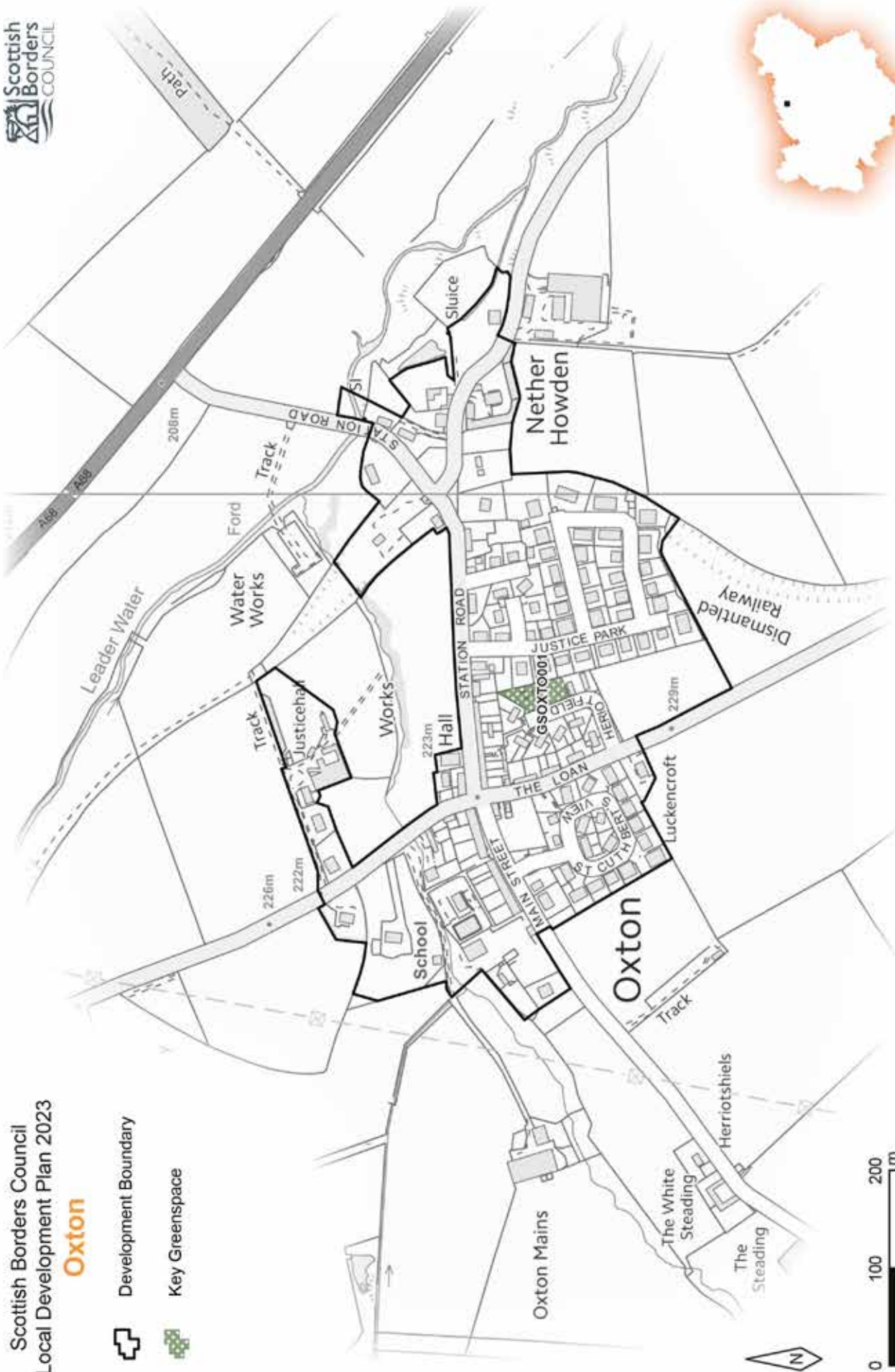
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXT0001	Heriot Field Play Park	0.2

Scottish Borders Council
Local Development Plan 2023

Oxton

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

PAXTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
292



PLACEMAKING CONSIDERATIONS

Paxton is located on the Merse in the lowlands associated with the River Tweed. The village is surrounded by arable fields which are designated as prime quality agricultural land. Paxton is predominantly residential and has expanded with the development of detached properties.

The Whiteadder Water lies to the east of Paxton and forms part of the River Tweed Special Area of Conservation. An Ancient Woodland Inventory sits to the east of the settlement, along the banks of the Whiteadder Water. No land for development is allocated within this Local Development Plan.



DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPAXT001	Play Area	0.2
GSPAXT002	Amenity Space	0.1

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Local Development Plan 2023

Paxton

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

PEEBLES

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
8,376



PLACEMAKING CONSIDERATIONS

Peebles benefits from a dramatic setting at the convergence of the River Tweed and the Eddleston Water. The settlement is framed between high hills on all sides and has extensive views both into and out of the settlement. The settlement and its hinterland are of high amenity value with mature woodland and spacious parkland. There are attractive views of the town on particularly the south, eastern and western approaches and views out to the south to the adjoining hill ranges beyond Cademuir. The town has a strong landscape framework as already highlighted above; the northern portion of the town nestles into the slopes of Venlaw Hill and onto the flatter land to the west of the Eddleston Water towards Jedderfield. The southern portion of Peebles over the Tweed lies within the flatter haughland of the river valley and on the lower slopes of the Cademuir Hill.

The Conservation Area covers a large part of Peebles, including the entire town centre. The town centre takes in parts of both the Old Town and the New Town including the High Street with its rich assortment of commercial properties and churches. The Old Town is, as its name suggests the oldest part of Peebles and includes St Andrews Church Tower and cemetery. Many of the properties in the Biggiesknowe area and in the north side are one and two storey cottages of a vernacular design. In the south side of the Old Town properties tend to be tenements and commercial premises, with an urban character.

The three churches within the New Town dominate the skyline at both ends of the town centre. The Old Parish Church with its crown steeple sits high, on the site of the castle, at the west end. The tall steeple of the Leckie Memorial Church and the lesser steeple of the former Eastgate Church terminate the east end of the centre. The Leckie Memorial Church also dominates the Tweed Green. Within the New Town the rig pattern is still evident. Behind the facades of both sides of the High Street and the west part of Eastgate the narrow passages have been built-up and lead to internal courts that serve a large number of small premises. Of particular interest is Parliament Square, at the west end of the south side of the High Street, which is said to have been a site of a meeting of the Scottish Parliament in 1346.

Within Peebles there are also a considerable number of residential properties on either side of the River Tweed. The older housing to the north consists mainly of terraces, semi-detached and villa style properties that were built in the 19th century. Along the south side of the Tweed, to the east and to the south, 19th century villas and mansion style properties are found; outwith those areas are more modern developments with the most recent area for the towns development taking place at Whitehaugh off the B7062. It is evident that within Peebles there is a wide range of building types, styles and periods. These all reflect the history, diversity and development of the town.

Throughout Peebles and particularly along the water courses of the River Tweed and Eddleston Water there are substantial areas of green open space. Tweed Green, Ninian's Haugh, Hay Lodge Park, Victoria Park and Whitestone Park are significant green spaces bordering The Tweed.

The Plan provides four housing allocations, two safeguarded business and industrial sites, one business and industrial site located at South Parks, as well as two mixed use sites at Rosetta Road and at March Street Mill; there are also three redevelopment sites located at Dovecot Road, George Street and Tweedbridge Court.

The Plan also identifies a number of key greenspaces within the settlement; these spaces provide the Peebles community with many important recreation opportunities.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

Without a second Tweed crossing in the town, to reduce traffic flow on the existing bridge and take intrusive traffic away from the town centre, the addition of development traffic to the network will have congestion and environmental issues for the High Street, as well as capacity issues for Tweed Bridge, and this could compromise road safety. The most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018 and through this it was demonstrated that the bridge is getting close to capacity. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any new development in the town, over and above the sites allocated in the Plan, with the exception of small infill proposals and other low traffic generating proposals which will be considered on a case by case basis. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance. In this interim period development sites need to contribute towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work for the town.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the south east of Peebles.

The sites identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
APEEB031	George Place	0.3	36
Site Requirements			
<ul style="list-style-type: none"> • The main vehicular access to the site will be via George Place with a vehicular connection through to the site to the south – RPEEB002 • Parking provision should be accommodated onsite • Provision of Sustainable Urban Drainage feature onsite • A flood risk assessment will be required to inform the development of the site • Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Potential contamination on site to be investigated and mitigated • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
APEEB021	Housing south of South Park	2.4	50
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the site layout, design and potential mitigation • A watercourse buffer strip will be required • No built development should take place on the functional flood plain or over existing culverts • The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance • Provision of structure planting will be required • Evaluation and associated mitigation of archaeology and impact on River Tweed will be required • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			
APEEB044	Rosetta Road	5.7	100
Site Requirements			
<ul style="list-style-type: none"> • Development of the site shall proceed in accordance with the requirements agreed by the Council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Planning Guidance will require to be produced for this site • A flood risk assessment is required to assess the risk from the Gill Burn and other small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. 			

APEEB056	Land South of Chapelhill Farm	7.0	150
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Flood Risk Assessment required to assess the potential flood risk from the Eddleston Water and small watercourse which flows through the southern and north eastern boundary. Maintenance buffer strip of at least 6 metres wide to be provided between the watercourse and the built development. Additional water quality buffer strips may also be required. The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development. Consideration to be given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding • Provision of Sustainable Urban Drainage feature onsite • Protect and enhance existing boundary features, where possible. Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703 • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Archaeology evaluation/mitigation required • Consideration must be given to landscaping/planting along the northern boundary to ensure containment and planting along the western boundary as a backdrop along the more elevated land • Would require improved vehicular linkage over the Eddleston Water between Rosetta Road and the A703 (preferred route is between Kingsland Road and Dalatho Street) • Pedestrian infrastructure would need to be extended out from the town to the site. Option could include provision of access via Standalane View. This matter requires to be investigated further • Transport Assessment is required for any development • Early discussions with Scottish Water, to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of Waste Water Treatment Works and Water Treatment Works. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB003	South West of Whitehaugh	4.5	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site. • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the north east side of the site and landscape buffer around each side of the site. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment is required to assess the flood risk from the Haystoun Burn. 			
SPEEB004	North West of Hogbridge	2.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for the site • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the south west and the south east sides of the site. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL204	South Park	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Access to be taken from the South Parks road • Retention of existing paths around the site • Existing landscape features to be retained and enhanced. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Mitigation measures are required to prevent any impact on the River Tweed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL2	Cavalry Park	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded high amenity business site as defined in Policy ED1. 			
zEL46	South Park	1.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road	6.4	30
Site Requirements			
<ul style="list-style-type: none"> • A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken • A Water Impact Assessment may be required • The site must provide a mix of uses including housing and an enhanced tourism offering • The main vehicular access to the site will be at the existing lodge house, but the option of a second vehicular access to Rosetta Road needs to be investigated. The housing development is dependent on a vehicular bridge link over the Eddleston Water to connect Rosetta Road with Edinburgh Road via Kingsland Road/Kingsland Square and Dalatho Street • A Transport Assessment will be required • Provision of amenity access within the development for pedestrians and cyclists. A pedestrian/cycle link to be formed between the site and the minor public road on the southern boundary. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment of archaeology will be required and mitigation put in place • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Any new development must respect the setting of the Listed Buildings onsite and of the adjacent Special Landscape Area. Views from across the valley and from adjacent paths will require to be taken into account. Landscape enhancement will be required to protect the amenity of the area and link with existing landscaping within and outwith the site • Investigation and mitigation of potential contamination on site • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Assessment of ecology impacts and provision of mitigation, as appropriate. 			

MPEEB007	March Street Mill	2.3	70
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface water flooding, any new development will require to include associated mitigation. No building should take place over any existing drain/lade that is to remain active • A Water Impact Assessment may be required • Vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored • Provision of amenity access within the development for pedestrians and cyclists. Amenity access links will be required to Ballantyne Place and to Rosetta Road via the current allotment access route. Links to the footpath network to be created and amenity maintained and enhanced • A Transport Statement will be required • Landscape enhancement alongside associated buffers will be required. Open views towards the east of the site should also be retained • Further assessment of archaeological interest will be required and mitigation put in place • Assessment of ecology impacts and provision of mitigation, as appropriate • Potential contamination on site to be investigated and mitigated • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • The site must provide a mix of uses including housing, employment, and potentially commercial and community use. An area of employment use has been identified at the Boiler House and another preferable area at the Gate House. These high amenity business sites to be provided in line with Policy ED1: Protection of Business and Industrial Land • The allotments on the western side of the site, are identified within the LDP as Key Greenspace and require to be protected in line with Policy EP11 Protection of Greenspace • The site is located within the Peebles Conservation Area, and as a result retention of some of the historic buildings will be required. Therefore any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House. The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB005	Peebles East (South of the River)	32.3	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance be produced for this site • Provision of land for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities • There is currently a shortfall of good quality business and industrial land in Peebles. This is a mixed use site and employment land could come forward early to meet this shortfall • Provision of a new bridge linking north and south of the River Tweed • A vehicular link and pedestrian links will be required to the adjacent Kittlegairy development. The upgrading of B7062 Kingsmeadows Road will be required • Enhancement of existing woodland and provision of additional landscaping. The long term maintenance of landscaped and open space areas must be addressed • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • A watercourse buffer strip of six metres will be required • Further assessment on nature conservation will be required • As this site is at high risk of flooding, a flood risk assessment is required to inform site layout, design and mitigation • No built development should take place on the functional flood plain. The flood risk area in the northern half of the site (north of the B7062) should be safeguarded as open space, for structure planting and landscaping purposes only • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RPEEB001	Dovecot Road	0.4	TBC
Site Requirements			
<ul style="list-style-type: none"> • Design and layout should conserve and enhance the character and amenity of the Peebles Conservation Area • Vehicular access will be from Dovecot Road • Street frontage to Dovecot Road • Provision of landscaping on site will be required. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • A flood risk assessment will be required to inform the development of the site • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Potential contamination on site to be investigated and mitigated • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment on nature conservation interest will also be required and mitigation put in place. 			

RPEEB002	George Street	0.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Potential contamination on site to be investigated and mitigated • The main vehicular access to the site should be via George Street with a vehicular connection through to the site to the north – APEEB031 • Parking provision should be accommodated onsite • Provision of Sustainable Urban Drainage feature on site • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
RPEEB003	Tweedbridge Court	0.5	50
Site Requirements			
<ul style="list-style-type: none"> • Residential redevelopment will be required • Landscape enhancement to the north of the site between the proposed buildings and the River Tweed and retention of the existing landscaping on site. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via Dukehaugh • Parking provision should be accommodated onsite • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • A flood risk assessment will be required to inform the development of the site. 			

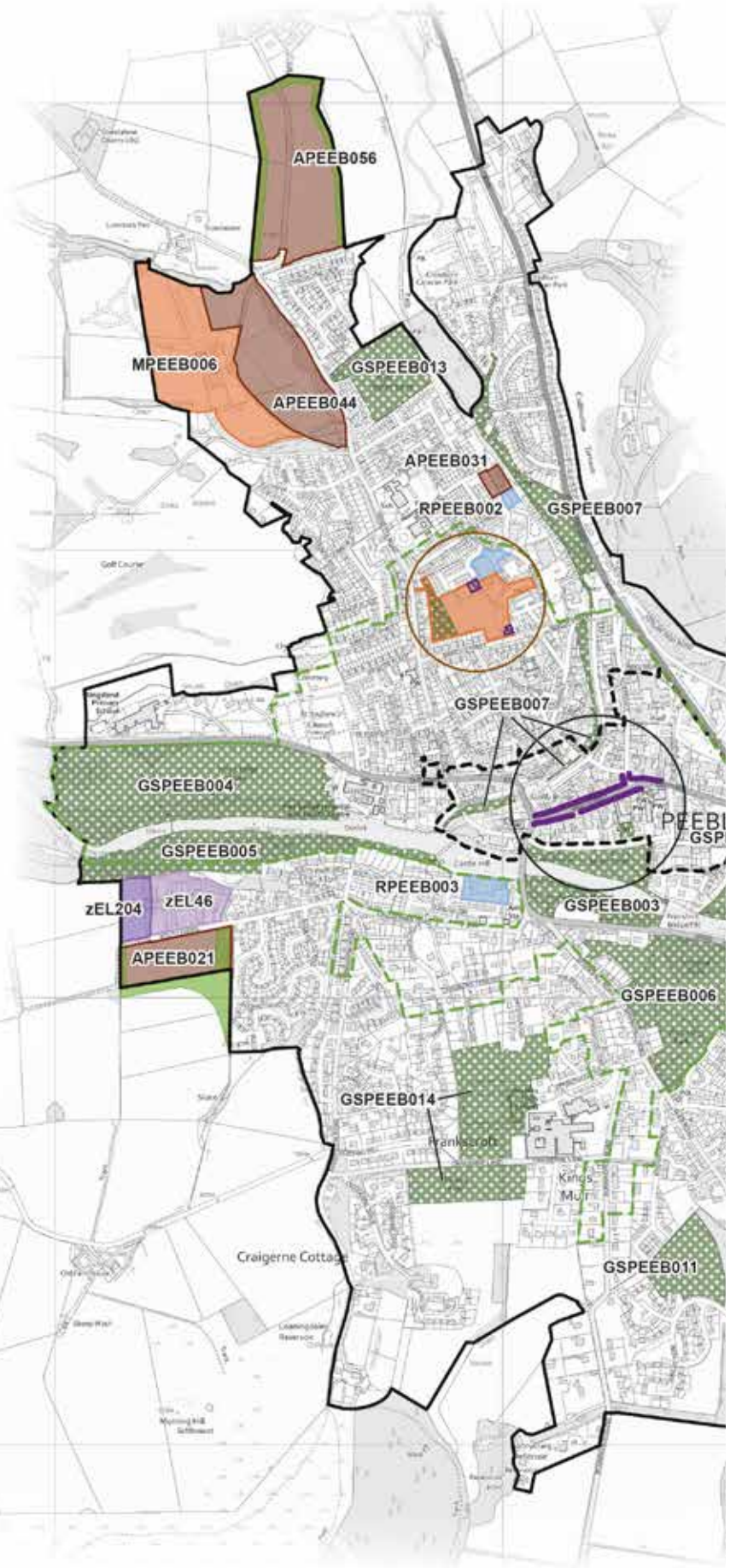
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPEEB001	Whitestone Park	6.2
GSPEEB002	Tweed Green (North)	1.6
GSPEEB003	Tweed Green (South)	1.6
GSPEEB004	Hay Lodge Park	10.6
GSPEEB005	Area adjacent to River Tweed	4.5
GSPEEB006	Victoria Park	6.7
GSPEEB007	Eddleston Water	2.6
GSPEEB008	Rosetta Road Allotments	0.5
GSPEEB009	Walker's Haugh	0.8
GSPEEB010	Area around Gytes Leisure Centre	2.5
GSPEEB011	Jubilee Park Field	2.3
GSPEEB012	Burgh Hall Allotments	0.1
GSPEEB013	Violet Bank Playing Field	2.5
GSPEEB014	High School Playing Fields	6.3

Scottish Borders Council
Local Development Plan 2023

Peebles

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas
-  Indicative High Amenity Business Land



For further information, including help reading this document, please contact: Planning Policy & GIS, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 8250
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Town Centre Inset



10. Email: localplan@scotborders.gov.uk
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SETTLEMENT PROFILE

PRESTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
183



PLACEMAKING CONSIDERATIONS

Preston is located on the rolling lowlands at the edge of the Lammermuirs and benefits from many attractive views within and out of the settlement. Preston takes a linear form along the A6112 and has experienced limited growth. The majority of properties are constructed of traditional materials such as stone and slate. The cottages are an example of traditional row housing, with various architectural features, set back from the road.

Due to a lack of development interest a longstanding redevelopment site (zR016) at Preston Farm has been removed from the Plan, as it is not considered that the site contributes to the effective housing land supply. However, the site remains within the development boundary and could therefore be developed at a future date under the infill planning policy.

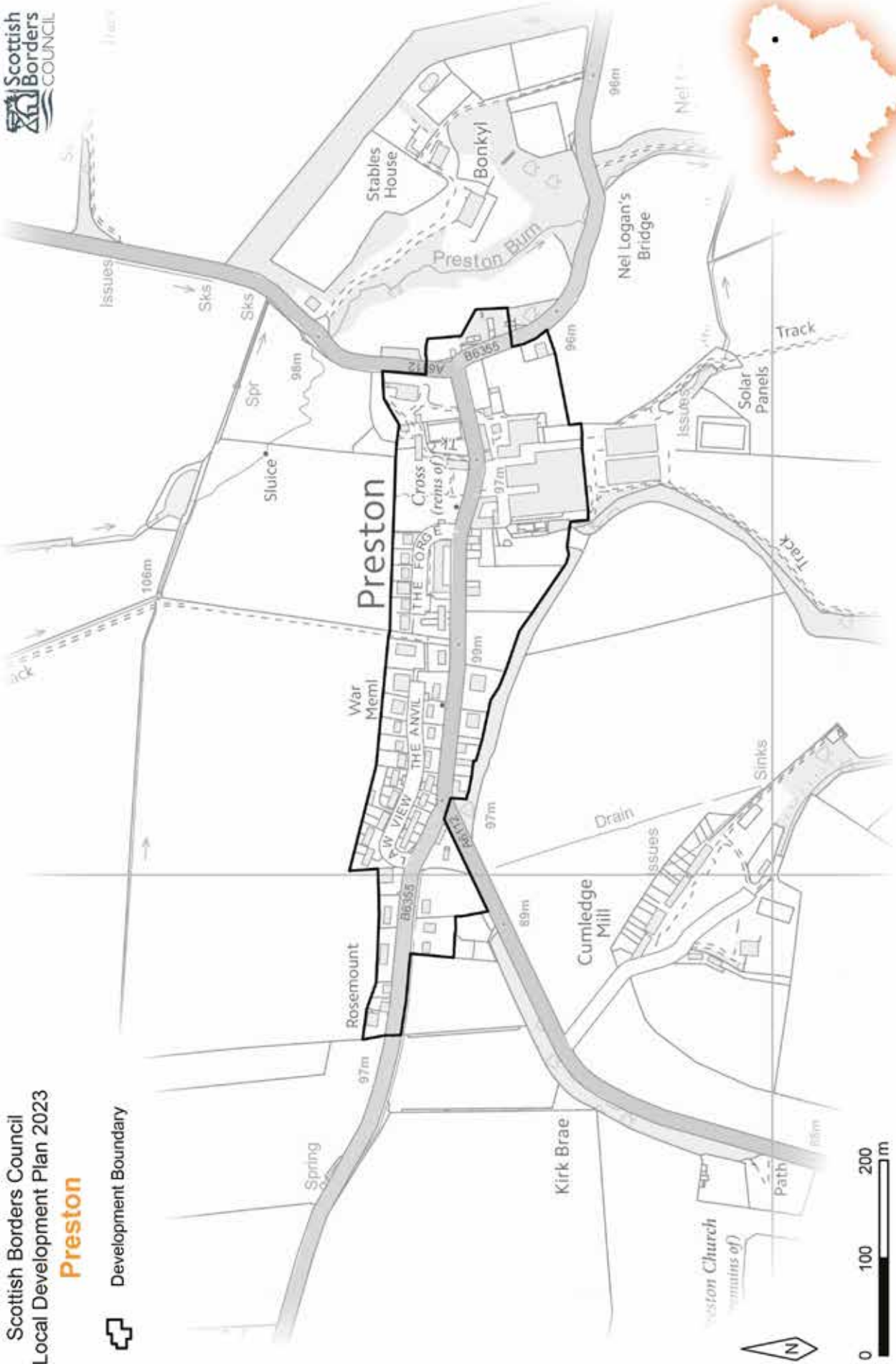
PREFERRED AREAS FOR FUTURE EXPANSION

Any future development to the west of Preston will be resisted. Potential constraints to the expansion of the village are flood risk to the south west and surrounding prime agricultural land.

Scottish Borders Council
Local Development Plan 2023

Preston

 Development Boundary



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SETTLEMENT PROFILE

REDPATH

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
87



PLACEMAKING CONSIDERATIONS

The character of Redpath is established by its linear layout and its countryside setting. It is located on the edge of lowland hills around Black Hill, the pastoral upland fringe valley of the Lower Leader and the upland fringe valley with settlements of the River Tweed. The quality of this countryside is recognised by its inclusion within a National Scenic Area. Other distinct features are an ancient oak tree near the village hall, and the rows of cottages. The Leader Water, to the west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Conservation Area of Redpath incorporates most of the village and part of its surroundings. Redpath developed in a linear form between two farms, one located at the east and the other at the west of the village. Many of the small cottages within the centre of Redpath were once the homes of weavers where looms were spun.

The Redpath Conservation Area has a distinct appearance and setting, it is located on the south facing slopes above a wooded dean connected to the Leader Water. A track running along part of the village allows access to the rear of some of the properties. The layout of Redpath is one of the most important features of the Conservation Area; it is recommended that new development should respect this characteristic. Another distinct feature is the rows of cottages on either side of the road that lead into the centre of the village. Traditional building materials prevail, whin and sand stone, harl and slate are all to be found within the Redpath Conservation Area. Architectural details such as sash and case windows and margins feature greatly. Stone boundary walls also appear of which some are dry. While these collective details form the character of the Redpath Conservation Area they should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

Redpath

-  Development Boundary
-  Conservation Area



SETTLEMENT PROFILE

RESTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
442



PLACEMAKING CONSIDERATIONS

Reston lies to the south of the A1 and follows a linear form running east to west. The settlement sits within the rolling landscape associated with the Eye Water, which flows to the north. The area surrounding Reston is made up of arable and pasture fields.

Reston Railway Station on the East Coast Main Line opened in May 2022, replacing an earlier station which closed in 1964. The settlement is predominantly residential in character with traditional row housing evident along Main Street, while there is more modern housing towards the eastern and western edges.

There are four housing allocations and one mixed use allocation within Reston, all of which are yet to be developed. A longer term housing allocation was brought forward and included as part of the Housing SG (AREST004). The housing allocation (AREST005) has been brought forward as part of the current LDP, which lies adjacent to the existing allocation (BR5).

The former Auction Mart occupies a large site to the south of Main Street and is allocated for mixed use development. There is an adopted development brief for the Reston Auction Mart, which covers the Auction Mart site, housing to the south and the transportation allocation. However, with the completion of the railway station development, it should be noted that parts of the brief are now out-of-date.

As a result of the recent opening of the railway station within the village, it is likely that there will be subsequent development interest which in turn will create some future opportunities for development within the village. Given these changes it is considered an overall masterplan should be prepared which gives consideration to addressing potential issues, opportunities, constraints and identifies appropriate land uses.

PREFERRED AREAS FOR FUTURE EXPANSION

There is likely to be longer term demand for housing in Reston, particularly now that the railway station has been re-instated. An area for potential longer term housing is allocated (SREST001) to the south of the Auction Mart site. The development brief for Reston Auction Mart provides guidance on the mixed-use allocation, as well as on the housing to the south of Reston. The preferred option for future growth remains within this longer term housing site to the south. Development in other directions will be resisted. Potential constraints to the future growth of Reston is the flood risk to the north and the surrounding prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BR5	West Reston	0.8	20
Site Requirements			
<ul style="list-style-type: none"> Planting on the south west edge to protect amenity of neighbouring property Retain the hedge planting on the north west edge where appropriate Vehicular access off the B6438 in line with advice from the Council's Roads Planning team Pedestrian access from the B6438 Investigation of possible archaeological links on the south east boundary of the site Ensure connectivity to allocation AREST005. 			
BR6	Rear of Primary School	1.6	16
Site Requirements			
<ul style="list-style-type: none"> Planting on the western boundary to help provide a settlement edge and enclosure to the site Retain hedges on northern and southern edges where appropriate Cognisance of the amenity of the existing residential property on the site Provision for vehicular access from the B6438 in agreement with the advice of the Council's Roads Planning team Pedestrian access through the site from the B6438 and on to the unclassified road to the north Take advantage of the southerly aspect and views from the site A flood risk assessment is required to assess the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels. 			

AREST004	Reston Long Term 2	2.1	38
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief (Reston Auction Mart) • A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility for deculverting should also be undertaken. Recommend that contact is made with the council's Flood Officer • Existing trees along the boundary should be retained where possible • Main vehicular access will be via the potential railway station site and/or The Orchard upgraded. A pedestrian/cycle link is likely to be required directly to the Main Street adjacent to the church • Enhancement of the local path network, access to the potential railway station and links to the village should be provided • A Transport Assessment will be required • Parking provision for the potential railway station • Protection should be given to the existing boundary features • Assessment of ecology impacts and provision of mitigation, as appropriate • Long term maintenance of landscaped areas to be addressed • Archaeology evaluation/mitigation is required • Potential contamination on the site to be investigated and mitigation, where required • Consideration should be given to open space provision within the site 			
AREST005	Land East of West Reston	0.4	5
Site Requirements			
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • Planting on the south eastern boundary to provide enclosure to the site and define a settlement edge • Planting on the south western boundary to provide separation from the neighbouring properties and buildings • Planting strip along the north east boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east • Consider the overall development of this site along with the adjacent site (BR5) together • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Consideration of any flood risk within the site and mitigation where necessary. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SREST001	Reston Long Term 1	3.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above • Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the flood risk from the small watercourse which is located within the site and another small watercourse may be culverted through the site. There should be no built development over an active culvert. 			

MIXED USE







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MREST001	Auction Mart	3.9	100
Site Requirements			
<ul style="list-style-type: none"> Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSREST001	Sports Field	0.6
GSREST002	Play Area	0.1

Scottish Borders Council
Local Development Plan 2023

Reston

-  Development Boundary
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ROBERTON

HOUSING MARKET AREA
Southern



LOCALITY
Teviot and Liddesdale



POPULATION
105



PLACEMAKING CONSIDERATIONS

The settlement is set above the Borthwick Water, a tributary of the River Teviot. It lies at the confluence of Borthwick Water with Glen Burn that runs off Watch Knowe – the hill to the north. It is clearly visible in the landscape from Easter Park Hill with mature trees and ancient woodland providing shelter and an attractive setting.

Roberton is made up of a number of detached houses focused around the B711 that runs through the village and a minor road that follows Roberton Cleuch. A church and village hall serve the wider community and provide a central focus in the area. There is no longer a school in the village.

Relatively recent expansion has taken place at the east end of the settlement, where four detached houses have been erected. Further small scale expansion is planned on the west side of the settlement, close to the church and village hall. Landscaping is indicated and would need to be incorporated into any development of the sites.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AROB001	Roberton West	0.9	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern, western and eastern boundaries to reduce visual impact from the countryside and to maintain the wooded character of the settlement. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Mitigation measures should be carried out to address drainage into the nearby burn • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			

AROB003	Site adjacent to Kirk'oer	0.8	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern and western boundaries to reduce visual impact from the countryside and protect the adjacent ancient woodland. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures are required • A flood risk assessment is required given that a watercourse may be culverted through the site. This should be investigated as part of any development proposal. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage • Mitigation measures are required to prevent any impact on the River Tweed River Tweed Special Area of Conservation. 			

Scottish Borders Council
Local Development Plan 2023
Roberton

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ROMANNOBRIDGE

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
220




PLACEMAKING CONSIDERATIONS

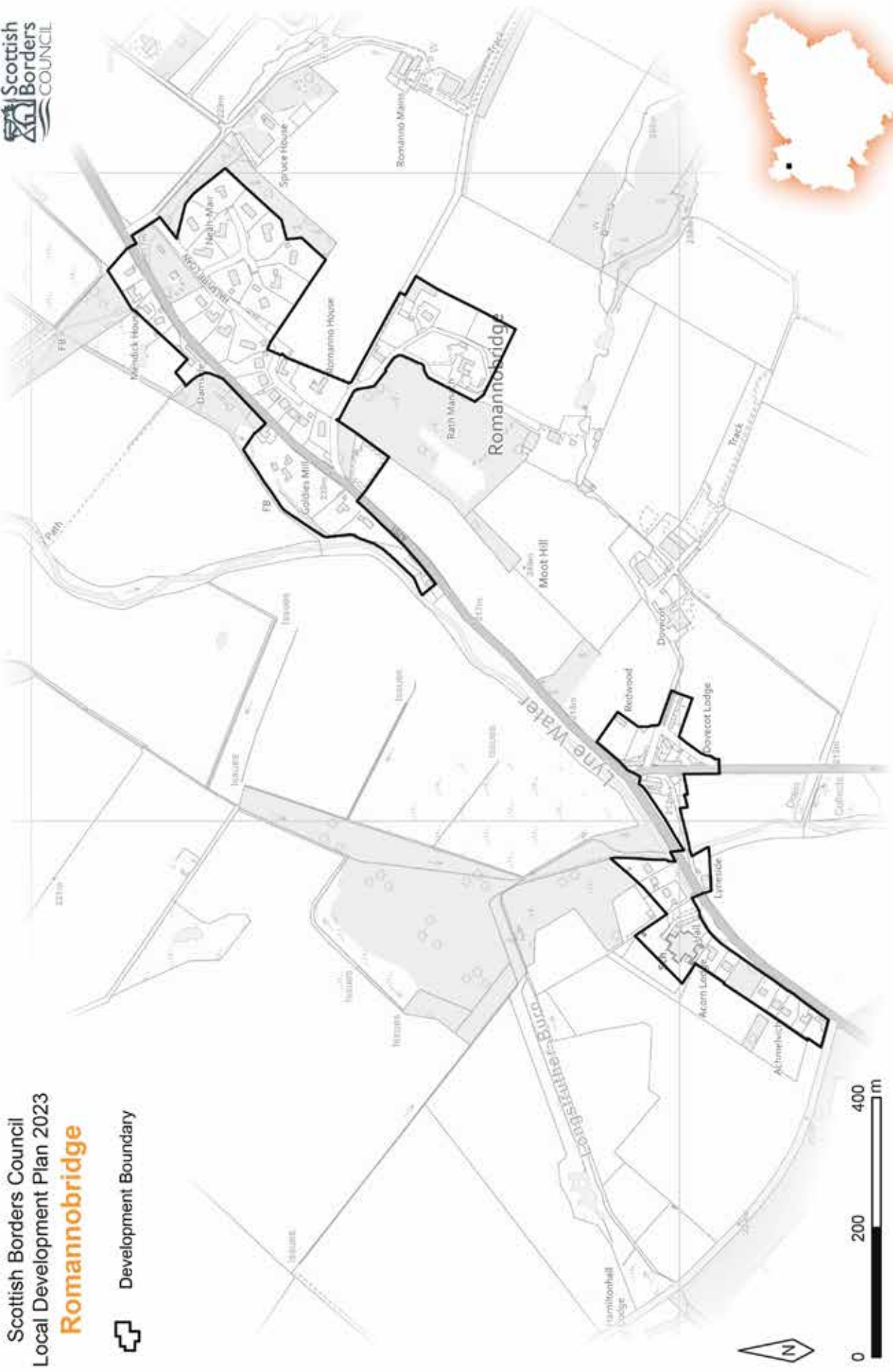
The village is subdivided into two distinct parts. The southern portion of Romannobridge contains the original village focused around the Romanno Inn and the crossing point of the Lyne Water. This attractive compact group of buildings was later extended to the south west along the western side of the Edinburgh to Moffat road either side of the primary school.

The northern portion of the settlement developed in more recent years between Woodlands House, the cemetery, and Romanno House Farm. Development has been along either side of the A701 and more recently the cul-de-sac development at Halmyre Loan.

The Lyne Water which flows alongside and through part of the settlement is designated a Special Area of Conservation. The southern and original part of the settlement also contains a number of listed buildings which include the Old Bridge over the Lyne Water.

Scottish Borders Council
Local Development Plan 2023
Romannobridge

 Development Boundary



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SETTLEMENT PROFILE

ROXBURGH

HOUSING MARKET AREA
Central



LOCALITY
Cheviot




POPULATION
142

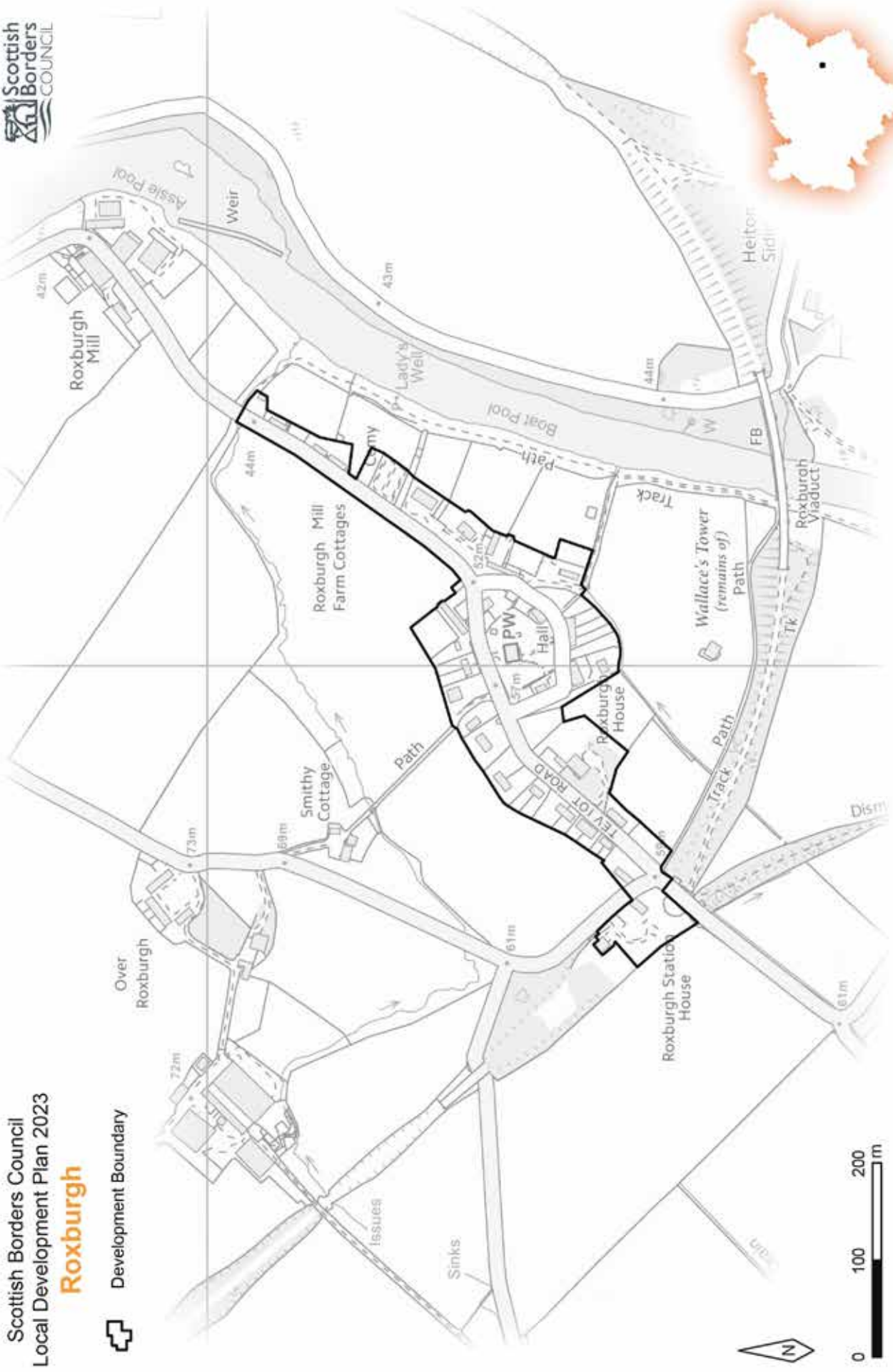


PLACEMAKING CONSIDERATIONS

Roxburgh sits on the banks of the River Teviot, four miles south-west of Kelso. The village has developed around the Parish Church, with more recent development expanding the village to the south-east. The settlement has a strong sense of enclosure due to the topography of the area which is reinforced by the old railway embankments, viaduct and River Teviot.

Scottish Borders Council
Local Development Plan 2023
Roxburgh

 Development Boundary



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SETTLEMENT PROFILE

SELKIRK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
5,784



PLACEMAKING CONSIDERATIONS

The character of Selkirk is mainly established by its historic hilltop town centre and its countryside setting. The town is located in the valley of the Ettrick Water and on the rolling hills to the east of the river. The surrounding countryside is part of the designated Eildon and Leaderfoot Special Landscape Area. The Riverside area of the town, adjacent to the Ettrick Water, contains a number of Victorian mill buildings of architectural and historical interest. The Ettrick Water, which passes through the town, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Haining Garden and Designed Landscape lies to the south of the development boundary.

The Conservation Area of Selkirk includes the historic core of the town, including the ruins of the 18th century church where for centuries a church stood, the Market Place and Halliwell's Museum, as well as the many plaques, monuments and statues around the town. Selkirk was until the 19th Century only a small settlement when it then expanded extensively due to the introduction of the woollen mills.

A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both the statues and the monuments as well as the larger detailed properties, such as the Sheriff Court, all provide a significant contribution not only to the amenity of the town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they all tend to follow the streetscape. The use of building materials and architectural details are important to form the character. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

A Conservation Area Regeneration Scheme (CARS) was completed at the end of 2018. This was a partnership project developed with the local community and funded by Historic Environment Scotland and Scottish Borders Council which aimed to regenerate the medieval core of the Selkirk Conservation Area through the provision of grant funding to eligible properties for external fabric repairs using traditional materials and skills. Regeneration has continued in the town with the recent completion of a new development on the long term derelict former Coop building immediately adjacent to the Victoria Halls, improvements to town shopfronts and the successful Selkirk Business Improvement Districts Scheme (BIDS). These have all contributed sensitively to an enhanced physical environment.

The Riverside area of the town, which is a priority for employment related development, has seen the redevelopment of redundant buildings in recent years. Flood risk had been a significant constraint to growth within this area. This has, however, now been addressed through the completion of the Selkirk Flood Protection Scheme early in 2017. The Scheme provides protection to around 600 homes and businesses from major flood events including properties badly affected by flooding in 2003 and 2004

in the Riverside, Bannerfield and Philiphaugh areas of the town. The Scheme was the first major flood protection scheme with an environmental statement to be approved under the Flood Risk Management (Scotland) Act 2009, at a cost of £31.4million. Areas of land which form part of the Scheme are safeguarded from any physical development under the Flood Protection Scheme itself.

The Plan includes four redevelopment sites within Selkirk. In the western extremity of the Riverside area, a mixed use site is allocated to take account of the variety of uses within close proximity. The remainder of the Riverside area is safeguarded for business and industrial purposes. The Plan also includes the Core Activity Area protection in central Selkirk.

There are ten areas, including Victoria Park, Pringle Park, sports fields and more informal spaces, identified as key greenspaces.

KEY INFRASTRUCTURE CONSIDERATIONS

The road capacity within the centre of the town poses particular difficulties for traffic movement and parking. The line of the proposed Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could be identified for potential longer term development.

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

An area to the north of the bypass line could be a potential business park in the longer term. Areas at the southern end of the bypass could also be further investigated for potential longer term mixed use development. These areas will be subject to further assessment as part of the next Local Development Plan review and will require a Masterplan to ensure a coherent and holistic approach. Until this is progressed, the uncertainty is a significant constraint to the planning of long term development in Selkirk.

Land to the west of Philiphaugh Farm, currently outwith the development boundary, is also considered to have potential for Longer Term Mixed Use development. Part of this land has been identified as an opportunity for development in the Development and Landscape Capacity Study. The area will be subject to further assessment as part of the next Local Development Plan review and will also require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ESE2	Kerr's Land	1.0	24
Site Requirements			
<ul style="list-style-type: none"> The design and layout of the development should recognise the sensitivity of the Special Landscape Area and the need to provide an access that meets the standards of Transport Scotland in respect of the A7, a trunk road Evaluation and mitigation of potential archaeological interest Existing boundary wall to be retained where possible Existing boundary trees and hedgerows to be retained and protected where possible. 			
ESE10B	Linglie Road	2.3	30
Site Requirements			
<ul style="list-style-type: none"> Development is to be restricted to the area, about 0.75ha, at the west end of the site that is outwith the functional flood plain and not at risk from a 1 in 200 year event Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape Consider the potential for culvert removal and channel restoration Archaeological interests require to be investigated and mitigation measures may thereafter be required Amenity of neighbouring residential properties must be safeguarded Existing trees to be retained and protected Robust belt of woodland planting along the south and east boundaries in order to provide containment Vehicular access to be from Linglie Road and integration with the street network to the south west to be addressed. 			
ASELK021	Philiphaugh North	1.2	20
Site Requirements			
<ul style="list-style-type: none"> New vehicular and pedestrian/cycle access to the site from site ASELK042 to the south Creation of woodland structural planting along the northern boundary of the site to contain it. A management scheme for planting is required The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation The design and layout of the development should recognise the sensitivity of the Special Landscape Area Consider the potential for culvert removal and channel restoration. 			

ASELK033	Angles Field	2.0	30
Site Requirements			
<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment should address any risk to the site from the Long Philip Burn, the small drain, as well as the Ettrick Water and address interaction between them is required. The FRA will need to take into consideration the recent changes to the channel and the Flood Protection Scheme as well as blockages to structures • Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape • Vehicular access will be via the two roads immediately adjacent to the site • Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity • The submission of a Transport Statement will be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Retain existing trees along the southern and eastern boundaries of the site • The natural heritage interest of the Long Philip Burn on the southern boundary will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation • Development to face outwards over the adjacent roads where possible in order to create an attractive place. 			
ASELK040	Philiphaugh Mill	1.7	19
Site Requirements			
<ul style="list-style-type: none"> • Appropriate structure planting to be agreed • Potential contamination to be investigated and mitigated • Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality • Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation • Assessment of ecology impacts and provision of mitigation, as appropriate • Development must not have a negative impact upon the setting, key landscape characteristic and special qualities of the historic battlefield (Battle of Philiphaugh) • Some archaeological investigation may be necessary before or during development • Some widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements • Access to the site will require a new bridge over the Ettrickhaugh Burn • Given the site will only have one point of access, any development will require to provide well connected layout internally with a potential link to the adjoining site to the north east • Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme • Contact with Scottish Water in respect of water treatment works local network issues. 			
ASELK042	Philiphaugh Steading	1.2	32
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access should be taken from the A708 and a vehicular link to site ASELK021 to the north to be provided. Pedestrian/cycle links should be improved between this site and Selkirk • The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation • A management scheme for planting is required • The design and layout of the development should recognise the sensitivity of the Special Landscape Area • A flood risk assessment will be required to assess risk from the Long Philip Burn. The earthworks which have been undertaken on site should be taken into account. Consideration will need to be given to bridges and culverts in this area. The site may be constrained due to flood risk. Surface runoff issues must be considered to ensure adequate mitigation is implemented • No built development should take place on the functional flood plain; this area should be safeguarded as open space. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL11	Riverside 2	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required. 			
zEL15	Riverside 6	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a high amenity business site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required Archaeological interests require to be investigated and mitigation measures may thereafter be required The A Listed Ettrick Mill and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting. 			
BSELK002	Riverside 5	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Surface water ponding should be discussed with the Flood Prevention Officer. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSELK001	Riverside 7	21.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required for proposed development within this area. 			
BSELK003	Riverside 8	5.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded high amenity business site as defined in Policy ED1 Archaeological interests require to be investigated and mitigation measures may thereafter be required Surface water ponding should be discussed with the Flood Prevention Officer. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSELK002	Heather Mill	1.4	75
Site Requirements			
<ul style="list-style-type: none"> • Potential contamination on the site should be investigated and mitigated • A Transport Assessment will be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided • Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored • Potential impact on SAC/SSSI Ettrick Water should be assessed and mitigated • A design vision is required which reflects the context of the site • Archaeological interests require to be investigated and mitigation measures may thereafter be required • Development should have attractive frontage to Ettrick Water • The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area • There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation • The site has been allocated for mixed use development following completion of the Selkirk Flood protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences • The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSELK001	Forest Mill	0.5	30
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access to the site from the road to the west and the B7014 to the east • The redevelopment of the site should conserve and enhance the character of the category B Listed Forest Mill complex of single and multi-storey mill buildings and their setting. This includes machinery in the former wheel house and yarn store • The industrial archaeology of the site should be investigated and mitigated where possible • The site falls within a flood risk area so a flood risk assessment will be required. • A mix of residential, Class 4 business and community uses could be appropriate on this site. 			
RSELK002	St Marys Church	0.1	21
Site Requirements			
<ul style="list-style-type: none"> • The site has been granted consent for a mix of flats and offices • The design of the site should conserve and enhance the character of the Conservation Area and in particular respect the category B Listed Selkirk Sheriff Court building to the north. 			
RSELK003	Land at Kilncroft/Mill Street	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Amenity of existing residential properties must be safeguarded. 			

RSELK004	Souter Court	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Amenity of existing residential properties must be safeguarded • Layout and design should conserve and enhance the character of the conservation area. 			

KEY GREENSPACE

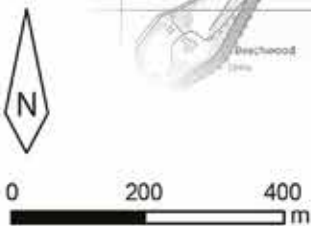
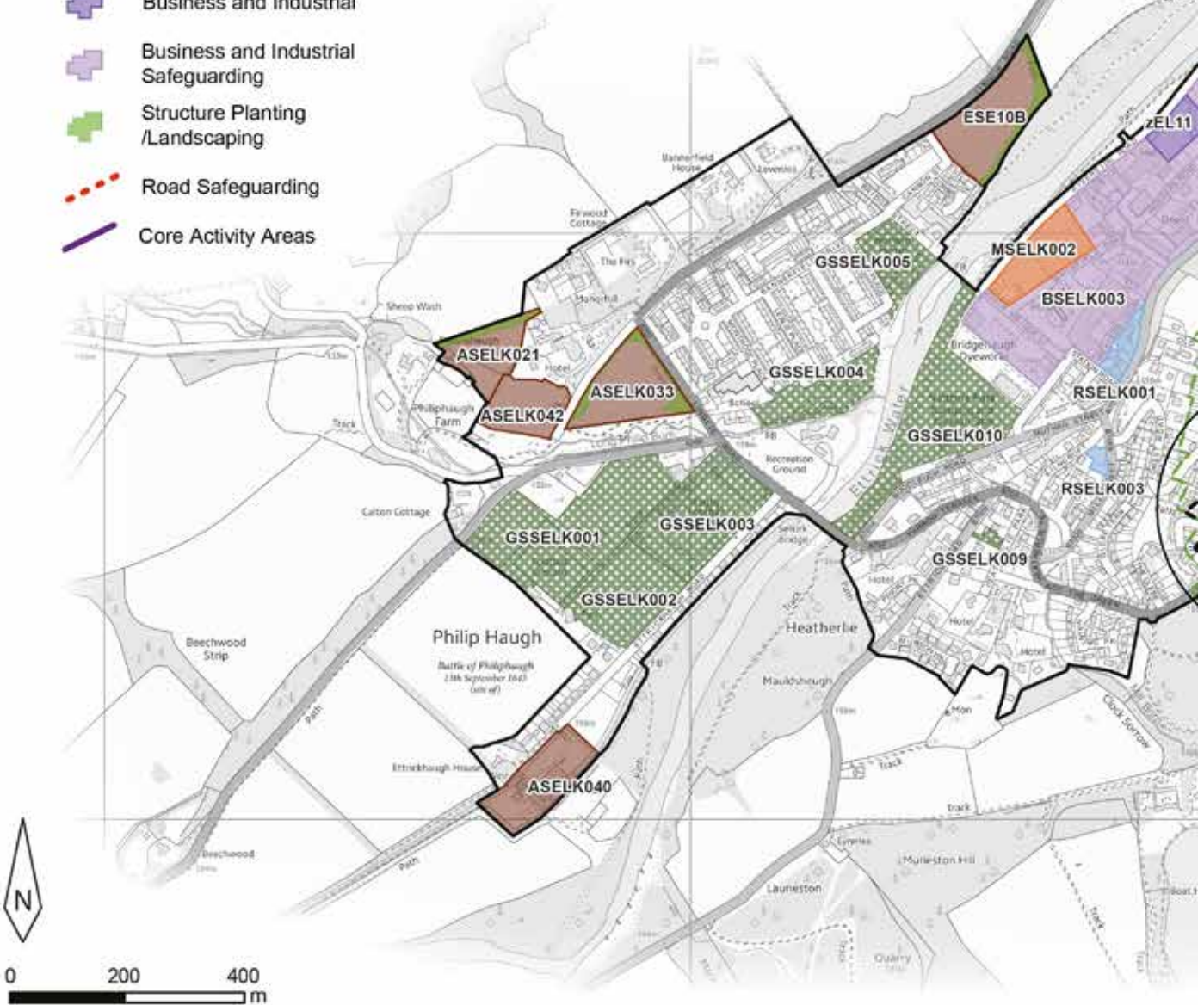
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSELK001	Selkirk Football Club	4.5
GSSELK002	Selkirk Cricket Club	2.2
GSSELK003	Selkirk Rugby FC	2.9
GSSELK004	Recreation Ground/Allotments	1.3
GSSELK005	Bannerfield Drive Open Space	1.2
GSSELK006	The Pringle Park/Scott Crescent Recreation Ground	5.0
GSSELK007	Selkirk Bowling Club	0.2
GSSELK008	South Port Recreation Area	0.8
GSSELK009	Heatherlie Park	0.1
GSSELK010	Victoria Park Camping & Caravan Site	3.7

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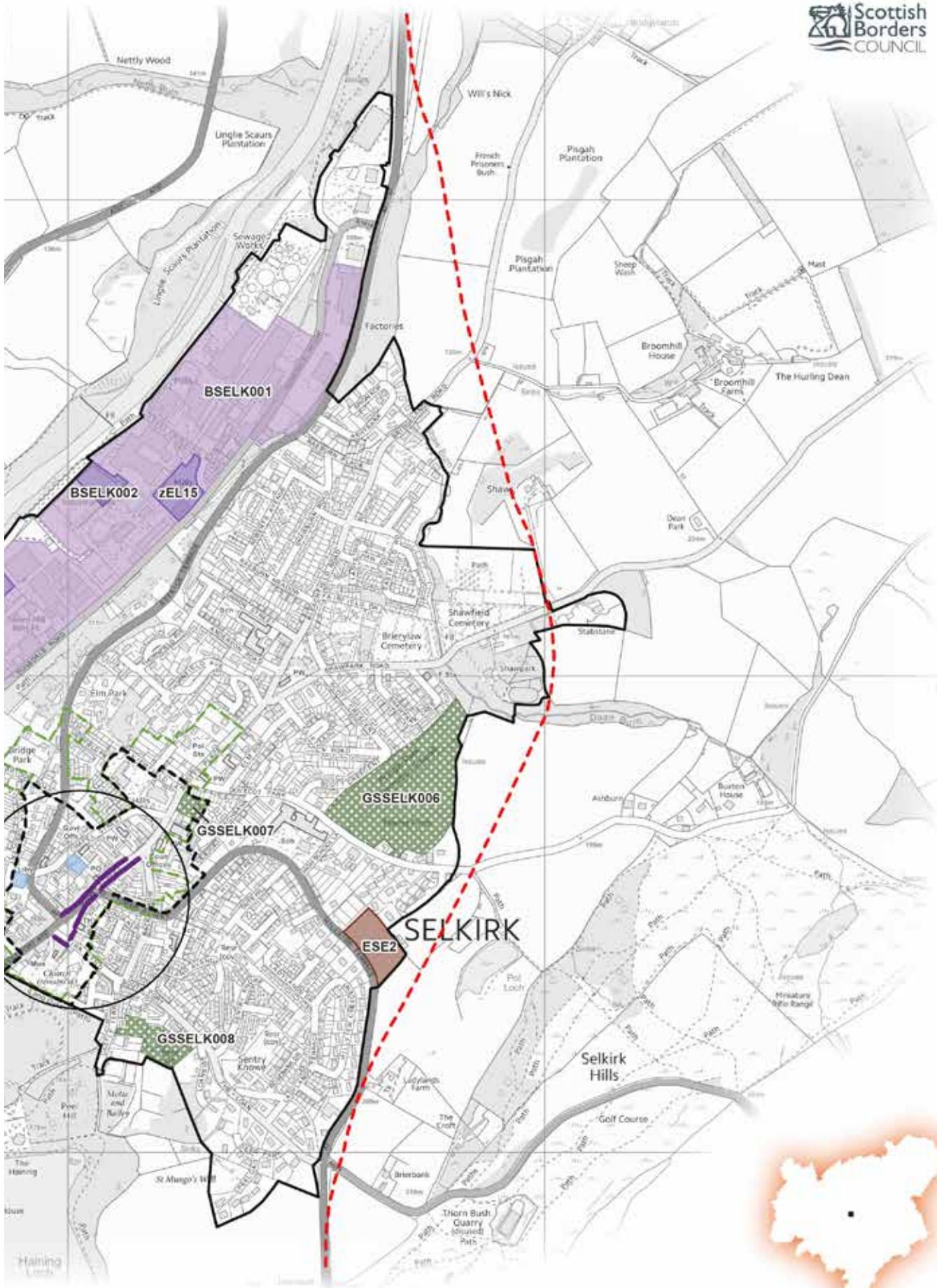
Selkirk

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting / Landscaping
-  Road Safeguarding
-  Core Activity Areas

Town Centre Inset



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SETTLEMENT PROFILE

SKIRLING

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
194



PLACEMAKING CONSIDERATIONS

The village sits at around 220m above sea level, elevated from the flood plain of the Biggar Water in a narrow upland valley below Gallow Law. This valley contains a tributary to the Spittal Burn which meets the Candy Burn at Skirling Mill to the west of the village. The predominant surrounding land use is agriculture.

The village of Skirling is linear in shape and originally comprised five small farms on the valley floor next to Skirling Burn. It consists of two distinct parts; the village green and war memorial to the east and the three farm steadings of Galafot, Galalaw and Burnside to the west.

Skirling has a distinct identity and benefits from Conservation Area status which extends beyond the Development Boundary. The importance of the water source to the development of the village can be seen in the pattern of building back from the road and above the level of the burn. This is reflected in both the northern and southern parts of the village. One of the most important properties of the Conservation Area is Skirling House, built by Lord Carmichael and designed in 1905 by Ramsay Traquair. Constructed around an existing farmhouse this property has a pleasant appearance, with a weather-boarded upper floor along with some attractive wrought iron work by Thomas Hadden of Edinburgh. The Arts and Crafts movement is evident throughout Skirling House – beautiful ornate wrought ironwork and decorative carvings.




Within the settlement, properties tend to range from single to two storeys in height. Traditional building materials prevail with ochre and red coloured sandstone, harl and slate. The houses also have a number of architectural details - sash and case windows, skews, rybats, margins and quoins.

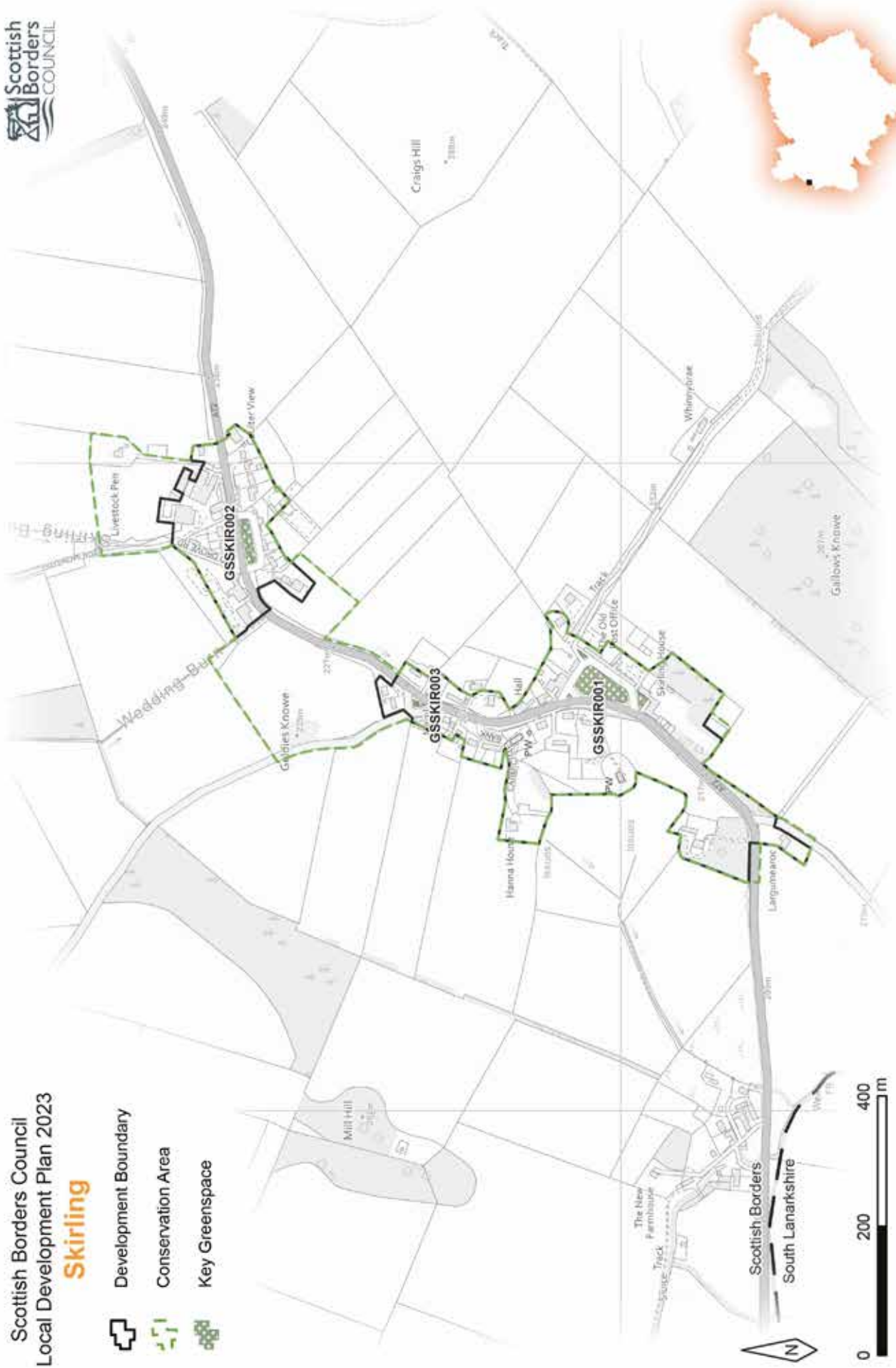
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSKIR001	Skirling Green	0.4
GSSKIR002	Skirling Verges	0.2
GSSKIR003	Skirling Verges	0.1

Skirling

-  Development Boundary
-  Conservation Area
-  Key Greenspace



SETTLEMENT PROFILE

SMAILHOLM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
119



PLACEMAKING CONSIDERATIONS

The character of Smailholm has been established particularly by its layout and setting - a small hill-top settlement that originally consisted of three detached parts: East Third, West Third and Overtown. Little remains of Overtown today, while the East Third and West Third are now the main foci. The village centre (East Third) is compact and attractive and is largely devoid of traffic allowing for a very quiet rural quality with little activity on the street.

Smailholm Conservation Area has a distinct identity. The importance of the category 'B' listed Church and graveyard to the layout of Smailholm is evident through its central positioning within the village. Properties tend to range from single to two storeys in height with chimneys mainly being situated at the gable-ends. Traditional building materials prevail, whinstone mixed with ochre coloured sandstone, harl, slate, and in some instances pantiles are all to be found within the Conservation Area. Architectural details such as sash and case windows, skews, rybats, margins and quoins also feature greatly. Stone boundary walls appear often and contribute significantly to the character of the place.

Within Smailholm, the Plan identifies two key greenspaces, the Play Area and the Memorial Green which are to be protected due to their community value.

PREFERRED AREAS FOR FUTURE EXPANSION

Given the sensitivity of the character and setting of Smailholm it has not been possible to identify an area for longer term expansion at this stage. The division of the village into two separate parts is a relatively distinctive feature. The area to the south of East Third should be protected from development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSMAI001	Play Area	0.04
GSSMAI002	Memorial Green	0.1

SETTLEMENT PROFILE

SPROUSTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
191



PLACEMAKING CONSIDERATIONS

Sprouston is situated within the lowlands associated with the River Tweed, which flows to the north of the settlement. There are fields surrounding Sprouston, which benefit from being Prime Agricultural Land.

The B6350 runs through Sprouston and the settlement has developed from the crossroads in the centre with recent development along Dean Road. Within the settlement there is a Primary School, Church and Village Hall.

The Plan allocates two housing sites within Sprouston at Church Field and Teasel Bank. Sprouston Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

It is envisaged that future demand for housing in Sprouston will be met through current allocations and there is no requirement beyond the period of this plan for future expansion. Development to the West of Sprouston, aside from any potential Primary School expansion or car park for the Village Hall, will be resisted.

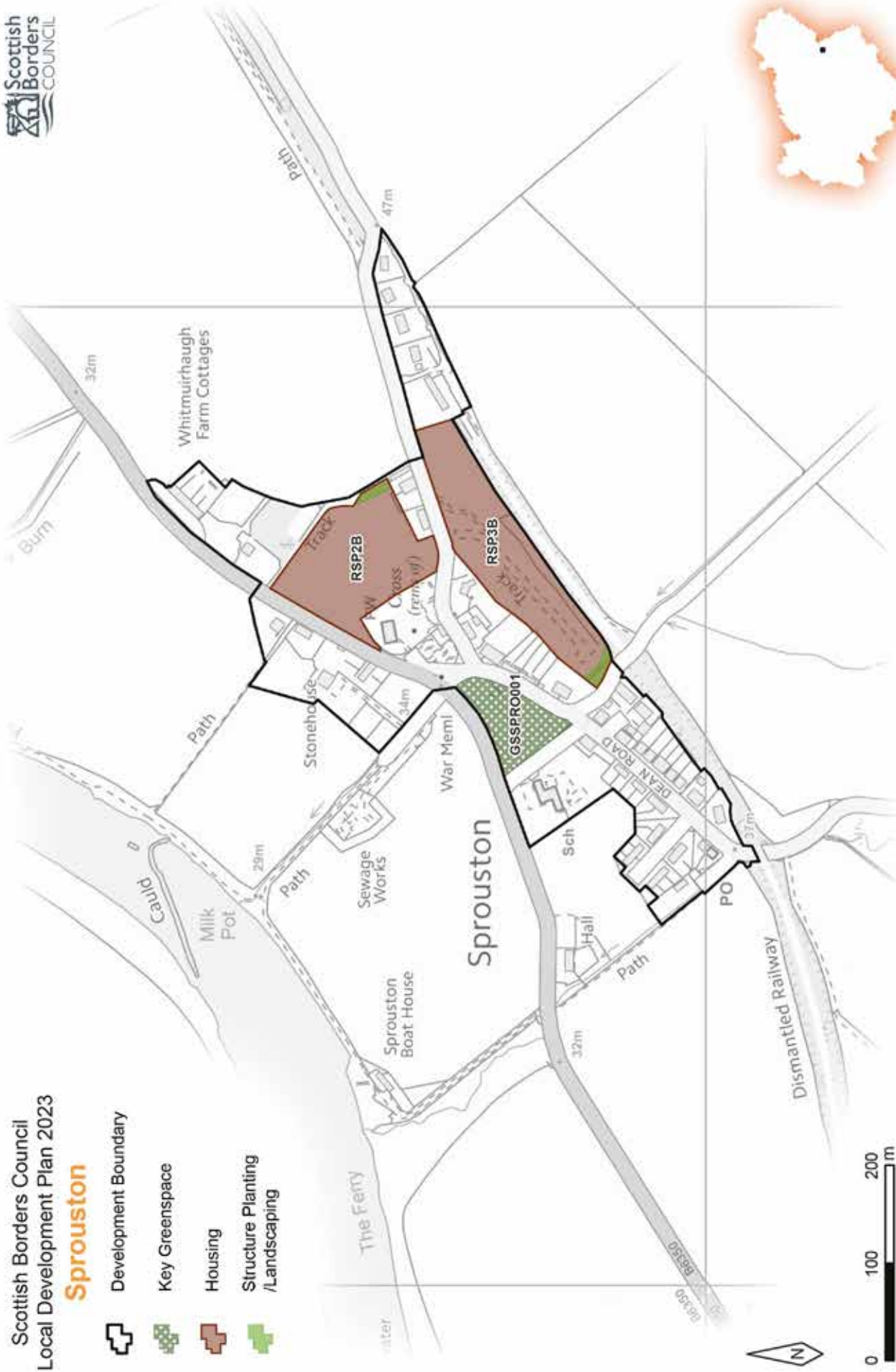
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSP2B	Church Field	1.5	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access could be taken from the B6350 and/or the minor road to the south of the site • The existing hedges and trees within the site should be retained and enhanced wherever possible • Structure planting is required to the eastern boundary to reinforce the settlement edge. A management scheme for planting is also required • Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required. 			
RSP3B	Teasel Bank	1.7	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access should be taken from the minor Sprouston to Hadden road • The existing hedges and trees within the site should be retained and enhanced wherever possible • Structure planting required to the western site boundary to provide setting for the development and provide screening from the road. Screening may also be required along the northern boundary to protect the residential amenity of the properties along Dean Road dependent on the proposed site layout. A management scheme for planting will be required • Pedestrian links to the Primary School and village centre are required • Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required • A flood risk assessment will be required to assess the flood risk from the small watercourse in order to inform the design and finished floor levels. Any flooding issues should be investigated further and discussed with the Flood Prevention Officer. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSPR0001	Village Green	0.7



Scottish Borders Council
Local Development Plan 2023
Sprouston

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ST ABBS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
147



PLACEMAKING CONSIDERATIONS

St Abbs gains its character primarily from being a coastal fishing village perched on the north-east coast of the Borders. It benefits from views over the harbour and the wider North Sea. Further inland, the settlement's surroundings are dominated by arable and pastoral fields. The settlement and hinterland are of particular high amenity value, with mature woodland to the north-west around Northfield House.

The Conservation Area covers the majority of the village and Northfield House. The harbour and coastal location are important features as they are essential to the character of the place. Properties range from single, storey and a half, and two storeys in height; built hard to the footpath and following the streetscape. Building materials such as sandstone, pantiles and slate, and architectural details like transom lights, sash and case windows and margins, add to the sense of place. Any alterations or new development must therefore aim to contribute to the existing character of the Conservation Area.

PREFERRED AREAS FOR FUTURE EXPANSION

Any expansion of the village would have a significant impact on the capacity of the existing road network in Coldingham. In addition, St Abbs is located adjacent to the Berwickshire and North Northumberland Coast Special Area of Conservation, St Abbs Head to Fast Castle Special Protection Area and the Berwickshire Coast Site of Special Scientific Interest. The coastline and inland surrounds of St Abbs are also designated as a Special Landscape Area (Berwickshire Coast). Any proposed development would need to adhere to the relevant policy requirements associated with these designations.

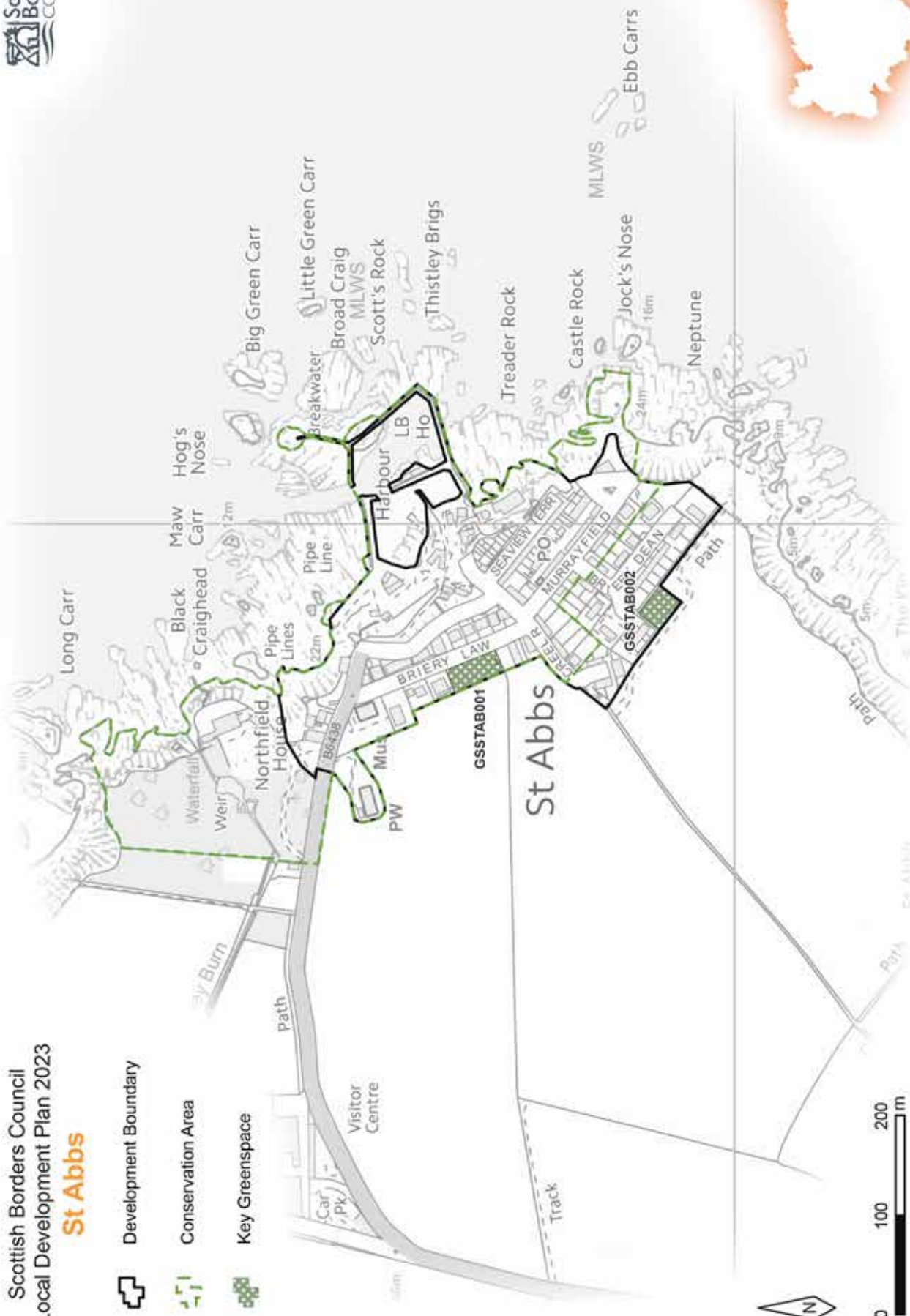
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTAB001	Briery	0.1
GSSTAB002	Play Area Briery Dean	0.1

Scottish Borders Council
Local Development Plan 2023
St Abbs

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ST BOSWELLS

HOUSING MARKET AREA
CentralLOCALITY
CheviotPOPULATION
1,494

PLACEMAKING CONSIDERATIONS

St Boswells is an attractive village with much of its character gained from the large green along Main Street. The Green and the Cricket Ground provide an interesting and attractive entrance to the village against the backdrop of the Eildon Hills.

The St Boswells Conservation Area has a distinct layout and is centred on the large green with its tree-lined approach into the centre of the village. There is a wide range of property within the Conservation Area: mainly two or two and a half storeys in height, including terraces, semi-detached and detached. Three large detached properties sited on the ridge of land on the north boundary have good views both into the village and over the River Tweed. Detached properties tend to be sited back from the main road and those built in rows are mainly built hard to the street with few exceptions.

As the layout of St Boswells is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Building materials that prevail throughout the Conservation Area are red and cream sandstone, harling, slate as well as whinstone, though mainly in the construction of boundary walls. Architectural details include sash and case windows, dormers (a few of which have corbelled details), fanlights, transom lights, margins and rybats. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area is considerable. Any new development or alterations should therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

Although the Charlesfield Industrial Estate is located outwith the Development Boundary of St Boswells, it plays an important role within the settlement. The Plan also identifies an extension to the east of the existing Industrial Estate.

The Plan also identifies four key greenspaces within St Boswells which provide recreational opportunities for the community and therefore are to be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

An issue which is of particular concern within St Boswells is that of transport. As a result of increased through traffic, resident's on-street parking and shop traffic including deliveries, the Main Street through the settlement and its junction onto the A68 can become very congested particularly at peak times. These are issues that will require continued assessment.

St Boswells and the surrounding area is covered by the Countryside Around Towns policy. The policy seeks to protect the settlement from coalescence and thereby retaining the individual identity of St Boswells as well as protecting and enhancing the local area.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL19	Extension to Charlesfield	15.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Appropriate vehicular access is to be taken from the existing road through Charlesfield Industrial Estate and the road to the north of the site which presently connects the industrial estate with the A68. Consideration must be given to public transport provision, pedestrian connectivity with St Boswells and the suitability of the existing junction with the A68 which will require discussions with Transport Scotland • Structure planting will be required on the southern, western and eastern boundaries to provide setting for development and screening from the A68. A management scheme for planting is also required • Existing boundary trees and hedgerows to be retained where possible. 			







BUSINESS AND INDUSTRIAL SAFEGUARDING

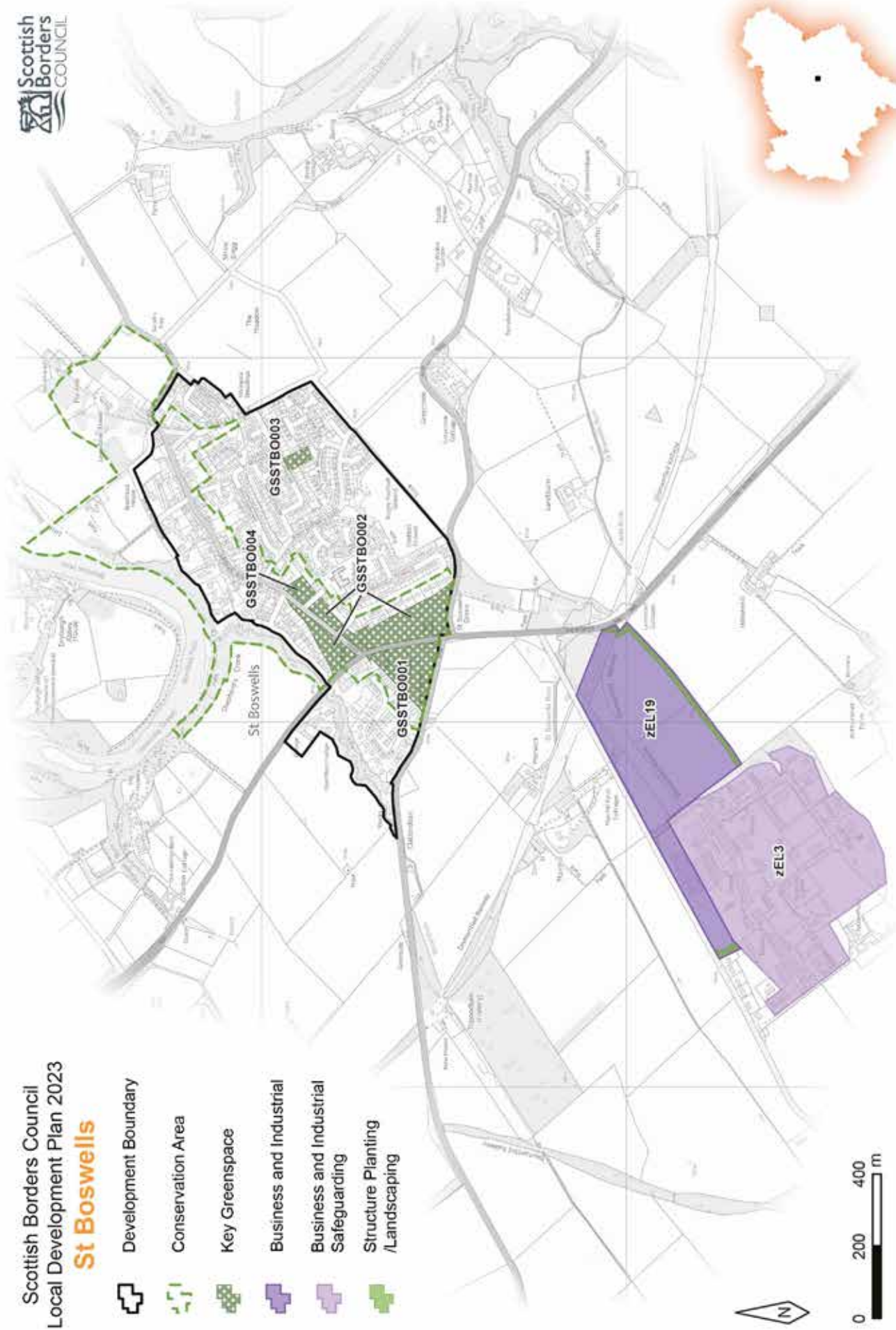
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL3	Charlesfield	23.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTB0001	Cricket Ground	2.0
GSSTB0002	Main Street	3.9
GSSTB0003	Weirgate Avenue	0.3
GSSTB0004	Greenside	0.4

Scottish Borders Council
Local Development Plan 2023
St Boswells

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

STICHILL

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
203



PLACEMAKING CONSIDERATIONS

Stichill is situated in an elevated position with views to the south over Eden Water and the Tweed Valley towards the Cheviot Hills. Development within the settlement is focused along Ednam Road and the B6364, Kelso to Greenlaw Road, which runs through the village.

The Plan identifies one greenspace for protection within Stichill at the Village Hall Play Area.

PREFERRED AREAS FOR FUTURE EXPANSION


Although there are no formal housing allocations within the Stichill, there are a number of small scale infill opportunities within the development boundary to accommodate future development.

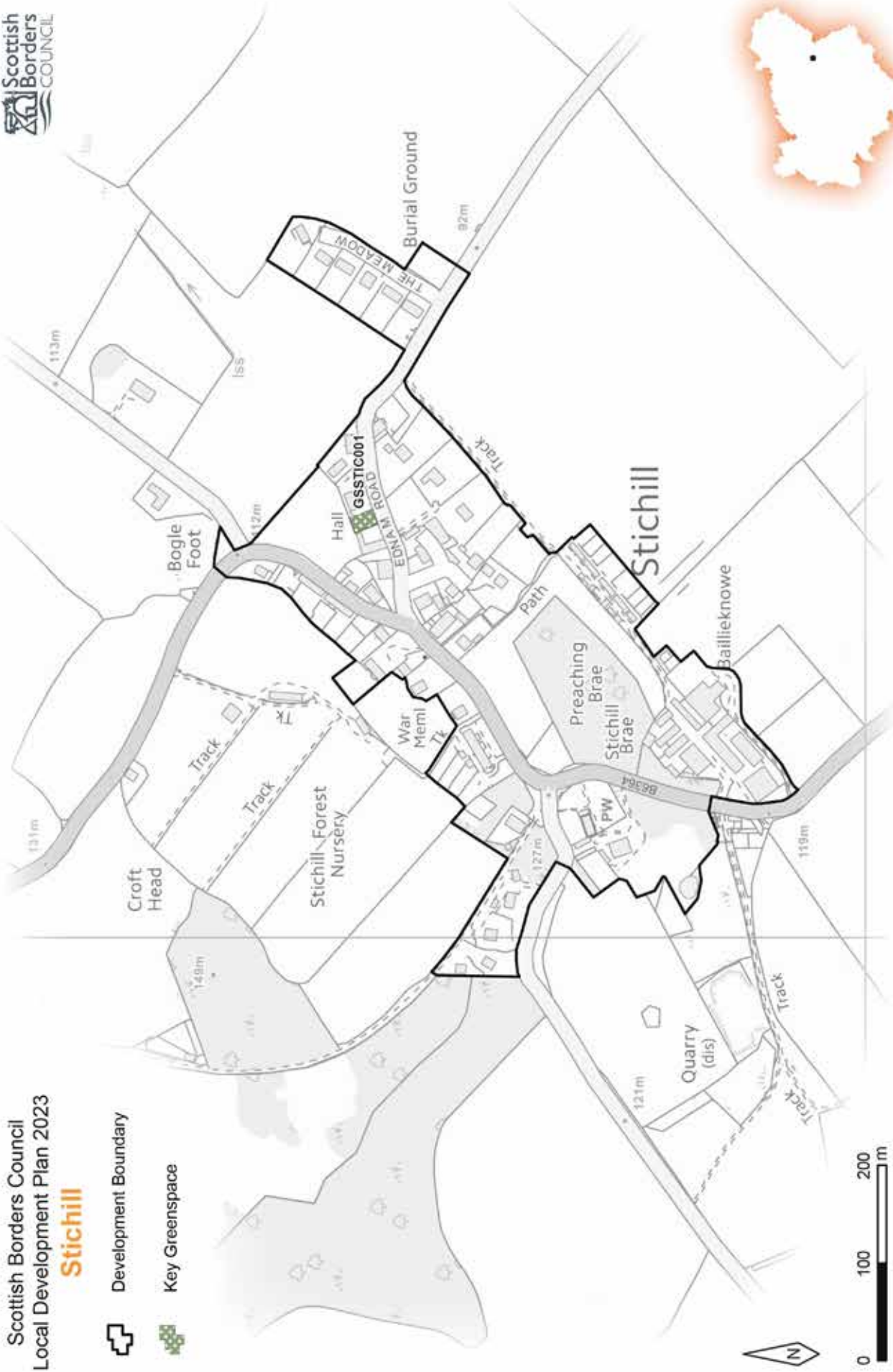
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTIC001	Village Hall Play Area	0.04

Stichill

-  Development Boundary
-  Key Greenspace



SETTLEMENT PROFILE

STOW

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
718



PLACEMAKING CONSIDERATIONS

The village is located in the pastoral upland valley of the Gala Water. Its character is influenced by the nearby divided moorland of the Moorfoot Plateau and the plateau grassland of the Lauder Common. It sits along the river valley of the Gala Water and is framed between Stagehall Hill to the west and Torsonce Hill, Sell Moor and Craigend Hill in the east. The Gala Water, which meanders along the valley floor within the settlement, has a large area of flood plain to both eastern and western banks. This flood plain is a dominant feature of the village. The village itself lies predominately on the eastern side of the river.

The Conservation Area for Stow takes in much of the centre of the original settlement and includes the Subscription Bridge and the Church of St Mary of Wedale. The settlement is centred around the remains of the Old Parish Church and the remains of the Bishop of St Andrew's manor house that is also known as the 'palace'; and in addition to those properties also retains many of the historic properties that are only found in such a distinctive place.

The settlement of Stow is built-up of a range of different styles and types of properties. These range from the small, single storey cottage type, modern detached two storey to the grand baronial Town Hall. At the centre of Stow is the Pennywhiggam Burn which flows through the settlement (east/west) and is bounded by ash trees and provides a green space. Traditional building materials within the settlement vary from whin and sandstone, slate and harl; and architectural elements like rybats, margins and transom lights are also notable throughout Stow.

The Plan identifies the Stow Playing Field as a key greenspace as it provides the Stow community with many important recreation opportunities.

The Plan provides one housing allocation to the north of the village along Craigend Road, and another to the south at Stagehall II. A mixed use site is also provided within the centre of the village on the former Royal Hotel site.

CHANGING CONTEXT

Given its small scale the Core Activity Area previously identified for Stow has been removed from this Plan.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer, and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be an area north east of Stow at Craigend and two areas at Lugate, south west of Stow. These sites are considered to have potential for longer term mixed use development. The Craigend site was identified as an opportunity for development and the Lugate sites were identified as an opportunity for a new settlement in the Development and Landscape Capacity Study. The Railway Station provides good accessibility by public transport to these potential longer term development areas. The Craigend site would require a new or improved access to the A7 and the Lugate sites would require a new access onto the A7. Moreover longer term employment land to meet general business needs would be beneficial in these areas. These areas will be subject to further assessment as part of the next Local Development Plan Review and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ASTOW022	Craigend Road	1.0	10
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access from Craigend Road. Traffic and pedestrian access issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision • A flood risk assessment is required to assess the risk from the from the small watercourse which is located within the eastern part of the site, south of the Craigend Road. Consideration should be given to any upstream or downstream culverts or structures. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage • Assessment and mitigation of moderate biodiversity interest, including the nearby Gala Water, part of the Tweed Special Area of Conservation. The burn east of the site drains into this • Structural planting/ landscaping, including trees, in the north of the site to contain it and create a new settlement boundary. Structural planting/ landscaping on the edges of the site to frame development • Long term maintenance of landscaped areas needs to be addressed • Utilise the south facing aspect of the site for energy efficiency • The route of the core path on Craigend Road should be retained. 			

ASTOW027	Stagehall II	1.2	12
Site Requirements			
<ul style="list-style-type: none"> Existing landscaping on site to be retained and enhanced. The introduction of structure planting along the south and south eastern edges of the site will be required to provide a defensible settlement edge. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Careful consideration should be given to the design of the overall site to take account of its position in the landscape and views into the site from the A7 Surface water run off from the surrounding area will be required to be considered during the design stage and mitigation put in place Consideration to be given to the need for a flood risk assessment The stone boundary wall on site to be retained and incorporated into the overall design for the site Vehicular access to be taken from the adjacent housing development – Wedale View. Alterations and traffic calming measures along Wedale View and to its junction with Station Road will also be required. Parking arrangements will be required to be accommodated on site Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			

MIXED USE







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSTOW001	Royal Hotel	0.2	11
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief A flood risk assessment is required to assess the risk of flooding from the Crunzie Burn. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage. 			

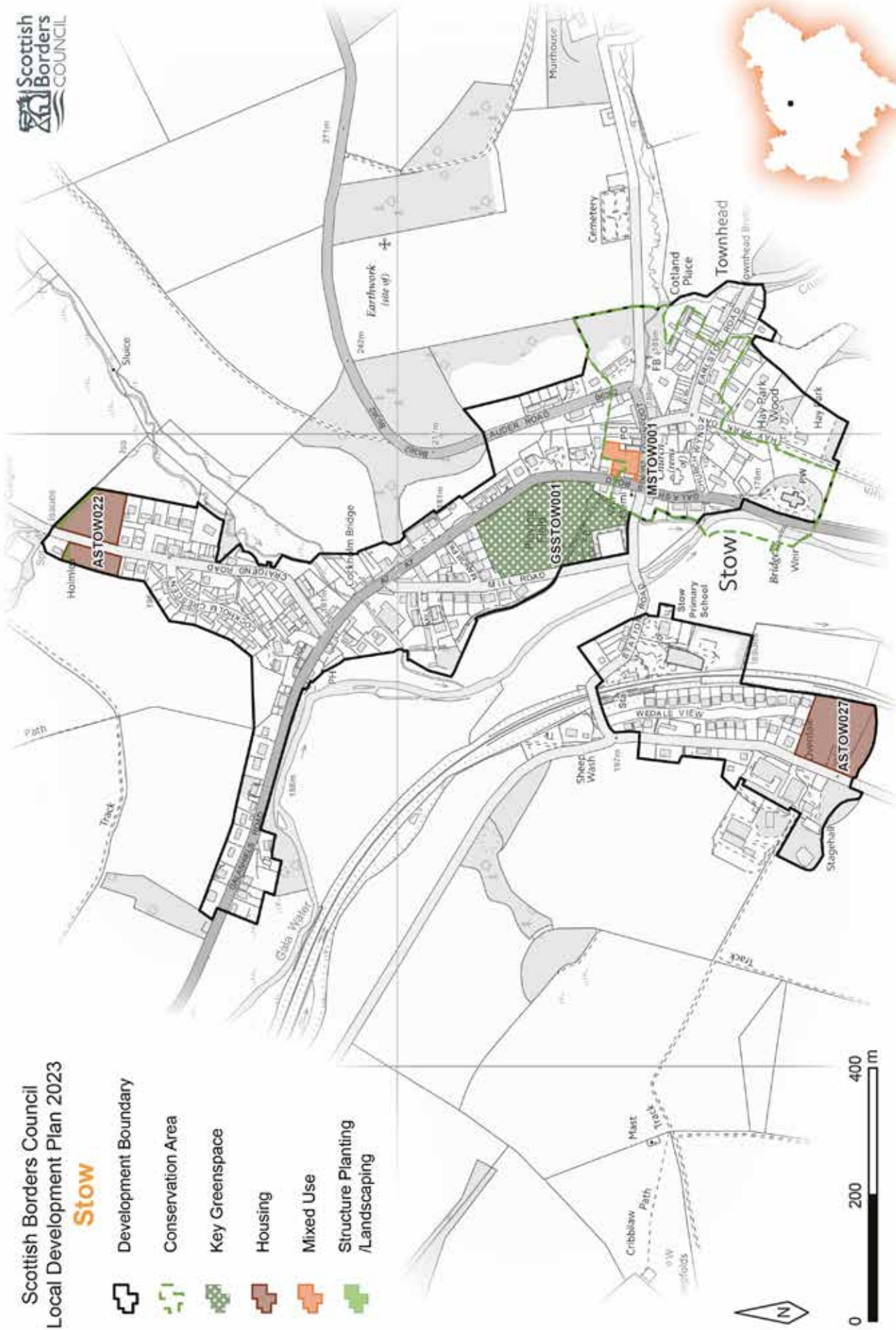
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTOW001	Playing Field	2.5

Scottish Borders Council
Local Development Plan 2023

Stow

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

SWINTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
277



PLACEMAKING CONSIDERATIONS

Swinton is located on the lowlands associated with the River Tweed contained within rolling arable and pasture fields. The settlement was re-designed in the 18th Century and laid out with a village green and Market Cross. There has been limited expansion east and west but the layout remains largely intact. Swinton is primarily residential, although some services are located at the eastern end.

The Conservation Area comprises mainly of the planned estate village centring on the village green. There is a distinct layout placed along a single terrace row with only a few detached properties. The majority of properties are constructed of traditional materials such as sandstone and slate, or they are harled. Architectural detailing such as timber bargeboards, continuous cills on upper floors, sash and case windows, and transom lights appear frequently. These built fabric elements help form the character of the Conservation Area. Any new development or alterations must aim to respect the importance of the layout and built fabric features.

The area to the north west of the settlement is subject to a Tree Preservation Order and the surrounding area is prime agricultural land.

There is one housing allocation and one mixed allocation within Swinton. The mixed use site includes the requirement for the provision of community facilities.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSW2B	Well Field	1.4	25
Site Requirements			
<ul style="list-style-type: none"> Property orientation should take advantage of the southerly aspect and potential of long views from the site Vehicular and pedestrian access should be taken from Main Street (the A6112) in line with advice from the Roads Planning team Vehicular and pedestrian access should link through the site to the mixed use allocation to the south The amenity of neighbouring properties should be respected Planting at the edges of the site should be retained where appropriate. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL45	Coldstream Road	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			








MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSWIN002	Land Adjacent to Swinton Primary School	3.0	25
Site Requirements			
<ul style="list-style-type: none"> Any proposal must present complementary uses reflecting the mixed use nature of the allocation, this should include consideration of the provision of community facilities, including playing fields Ensure vehicular and pedestrian access from the A6112 (Coldstream Road) in line with advice from the Council's Roads Planning team Ensure vehicular and pedestrian access through the site from the A6112 (Main Street) and the allocated housing site to the north Provide structure planting on the southern and western boundaries to screen the site from the entry to Swinton from the south; to provide a settlement boundary; and to provide enclosure to the site Orientate buildings to take advantage of the southerly aspect and views out of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSWIN001	Village Green	0.6

Scottish Borders Council Local Development Plan 2023 Swinton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

TRAQUAIR

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
120



PLACEMAKING CONSIDERATIONS

The village lies on the lower and western slopes of Plora Rig and Damhead. It faces west and is situated within the Quair Water valley floor, which opens out to the north towards Innerleithen. The views out of the village are generally of lower undulating hills with the exception of to the north towards Lee Pen and Kirnie Law.

Traquair has a small scale rural appearance, the area is characterised by groupings of modest traditionally constructed houses separated by agricultural fields and commercial woodland planting on the higher ground.

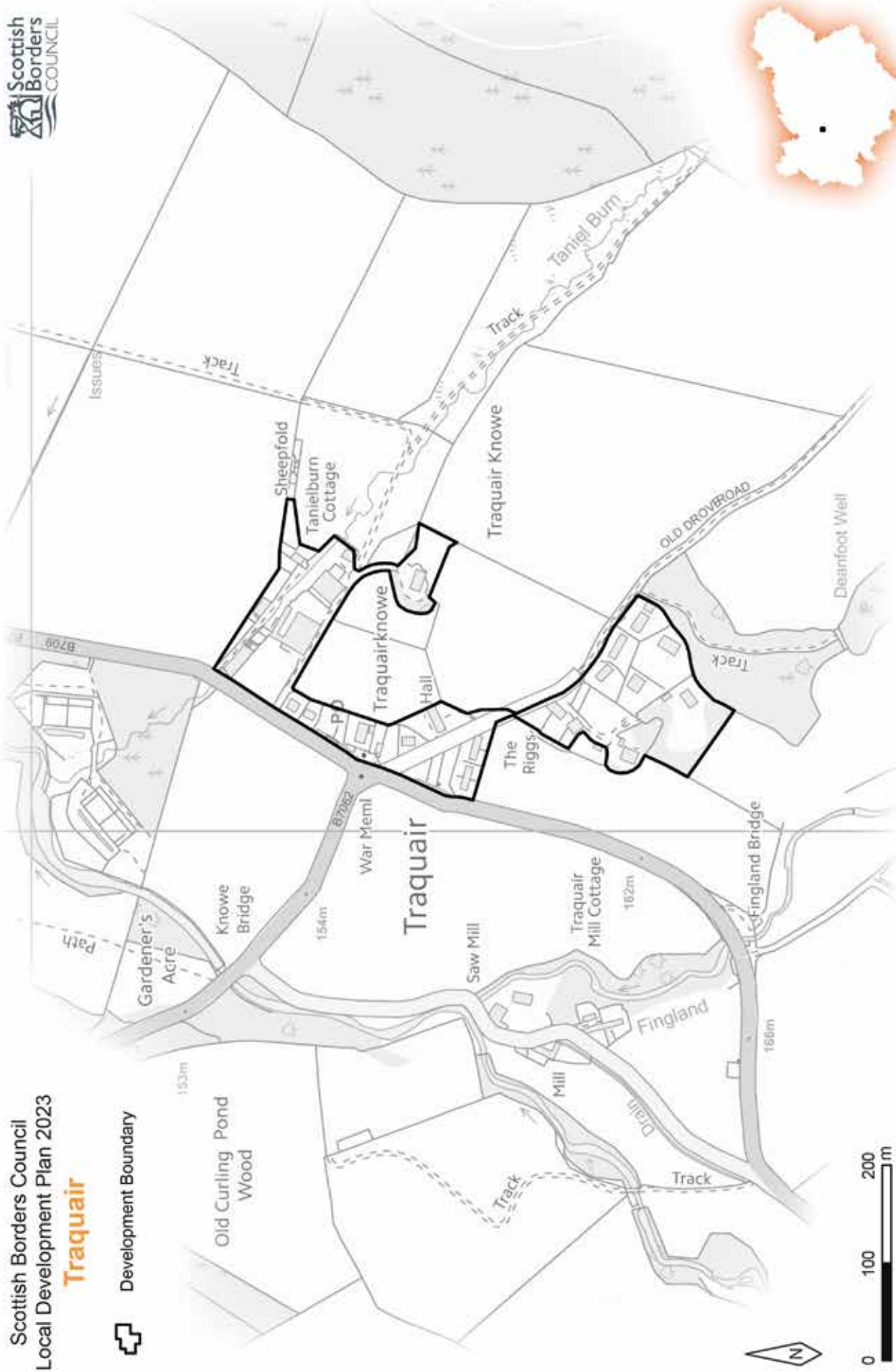
Traquair is situated in close proximity to the Quair Water and Fingland Burn both of which are designated Special Areas of Conservation.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not propose to allocate any sites at Traquair. It is considered that the village is not suited to large scale development.

Scottish Borders Council
Local Development Plan 2023
Traquair

 Development Boundary



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SETTLEMENT PROFILE

TWEEDBANK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
2,101



PLACEMAKING CONSIDERATIONS

The character of Tweedbank is established by its layout and countryside setting. Its layout is made up of clusters of development along Tweedbank Drive. It is situated in the upland fringe valley with settlements opposite the confluence of the River Tweed and the Gala Water.

To the east of the settlement boundary is the Eildon and Leaderfoot National Scenic Area. The River Tweed Special Area of Conservation, a wildlife site of international importance, is north of the settlement. South of the settlement is the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.

Tweedbank was planned as a new village in the 1970s and has become a successful and thriving community with a relatively recent large residential development opposite Gun Knowe Loch.

Policy EP6 (Countryside Around Towns) seeks to protect the area between Darnick and Tweedbank from development in the longer term, primarily to avoid coalescence of the settlements, thereby retaining individual character.

The railway terminal for the Borders Railway is located at Tweedbank and the village is therefore seen as an appropriate location for growth. The Blueprint for the Borders Railway seeks to ensure economic development opportunities are maximised along the railway corridor. This Plan seeks to promote these opportunities. The allocated site for mixed use development at Lowood (MTWEE002) provides an opportunity for a range of uses with excellent development opportunities given its attractive setting, its proximity to the railway station and its location within an area with an established housing market demand. A masterplan, produced in 2017, sets out some initial ideas which have been developed further through supplementary planning guidance and a design guide, approved in June 2021.

The Central Borders Innovation Park is one of the most successful business and industrial areas in the Scottish Borders. It is well located in terms of roads and footway access and is ideally placed to capitalise on the opportunities brought by the Borders Railway.

The sites have a good internal roads layout and are serviced. The industrial estate is, however, suffering from an ageing and increasingly substandard building stock and the size and layout of both the buildings and external yard areas are not consistent with modern development requirements. There are therefore significant opportunities in Tweedbank to try to create a high quality business and industrial estate which capitalises on the railway terminal and provides a supply of industrial and business land for the central Borders within the period of this Local Development Plan.

In order to help promote and encourage development interest in business and industrial development a Simplified Planning Zone (SPZ) has been approved for the Central Borders Business Park. In essence this means new development proposals within the Business Park can be implemented, subject to satisfying certain development criteria, without the need to submit formal planning applications. Recently approved Supplementary Planning Guidance aims to ensure safeguarding of land and buildings for business types and seeks to improve the utilisation of the business land.

There are two areas, at Tweedbank Park and the playing fields, identified as key greenspaces.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL59	North of Tweedbank Drive	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme This is a high amenity safeguarded business site as defined in Policy ED1. 			
zEL39	Tweedbank Industrial Estate	10.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme This is a business and industrial safeguarded site as defined in Policy ED1 Development on land immediately adjacent to the A6091 would require to be of high quality and design and would be restricted to Class 4 use. Careful consideration would require to be given to landscaping, particularly along the southern edge of the site, in order to ensure an attractive edge to the business and industrial site. 			

MIXED USE










SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MTWEE001	Site East of Railway Terminal	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> Access via existing Tweedside Park Industrial Estate to the east and from the west via the railway station Substantial planting required on mutual western boundary with railway station New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate It is expected that the site would be developed for commercial mixed use. Housing would not be appropriate on this site, given its proximity to the Railway Station and the business and industrial land to the east (zEL59). 			

MTWEE002	Lowood	33.9	300
Site Requirements			
<ul style="list-style-type: none"> • This is a mixed use site which will incorporate a mixture of uses including housing and employment. Supplementary planning guidance and design guidance entitled 'Tweedbank – Vision for Growth and Sustainability, a Community for the Future' (June 2021) provides more detail and will be a material consideration in the determination of planning applications. A minimum of 2.3 hectares of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land • Development must be high quality and sustainable • A comprehensive Transport Appraisal to be undertaken. There will need to be at least two vehicular access points into the site. The appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7 • Appropriate internal and external connectivity as well as the creation of effective pedestrian/cycle connectivity with both Tweedbank and Galashiels • Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge • A Flood Risk Assessment(s) will be required (where relevant) as parts of the site are at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated • Mitigation is required to ensure no significant adverse effects on the integrity of the River Tweed SAC/SSSI. Built development should be pulled back from the banks of the River Tweed as shown indicatively on the "Establishing the Developable Areas" plan on page 31 of the Supplementary Planning Guidance (June 2021). • There is a significant tree and woodland structure on the site. Woodland and tree protection, new tree planting and compensatory planting to be guided by the 'site's natural assets' map on page 30 of the Supplementary Planning Guidance (June 2021). Tree survey(s) to BS5837 to be undertaken to inform areas of development • Some archaeological investigation may be necessary before or during development • The wall that defines much of the southern boundary to be retained as much as possible • Potential need for Environmental Impact Assessment • Potential contamination to be investigated and mitigated • An extension to the Primary School would potentially be required • A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria • Contact with Scottish Water in respect of water treatment works local network issues • Potential for on-site play provision • Existing path network to be safeguarded and potentially extended • Incorporation of affordable housing as set out in the Local Development Plan • Assessment of ecology impacts and provision of mitigation, as appropriate • The design and layout of the site should consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management Licence exempt composting site at Pavilion Farm. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSTWEE001	Tweedbank Sports Centre	5.6
GSTWEE002	Gun Knowe Park	11.4

Tweedbank

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Business and Industrial Safeguarding
-  Indicative High Amenity Business Land
-  Compensatory Planting
-  Woodland Protection
-  Structure Planting /Landscaping
-  New Planting



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SETTLEMENT PROFILE

WALKERBURN

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
782



PLACEMAKING CONSIDERATIONS

The village sits within a steep sided river valley on the lower south facing slopes of Cairn Hill and Kirna Law. The land falls towards the River Tweed and then rises again steeply to the south towards Elibank Law and Plora Rig. The village of Walkerburn grew up around the Ballantyne's Mill, built in 1854, however prior to that the only trace of habitation in this area was Caberston farmhouse and steading.

The village lies within the Central Southern Uplands Regional Landscape Area and is described as Upland Valley with Woodland. There are significant habitat networks in and around the Walker Burn, the forestry plantations on adjoining hillsides and the Tweed and open haughland. The River Tweed runs along the southern edge of the village and the land along this edge is susceptible to flooding. There is also the Walker Burn, which may give rise to localised flooding. The River Tweed to the south of the village is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Focused within the centre of the settlement there is a high concentration of listed buildings including the attractive Caberston Steading. With a basic linear form, the village runs along the route of the A72 and much of the established settlement takes the form of a range of split level houses and cottages along the roadside. To the west of the village is a group of later semi-detached stone built cottages which would have been built as the village prospered at Caberston Avenue whilst to the east of the village on the north side of the main road are large houses built for the Mill owner which sit within well-established mature garden grounds. The later development has generally been to the east of the village at Tweedholm, which runs parallel to the main road.

The Plan provides two housing allocations to the north of the settlement at Caberston Farm. A redevelopment opportunity is also allocated in the centre of the village taking in part of the Caberston Farm and Old Mill Site. Three areas of greenspace are also identified for protection.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TW200	Caberston Farm Land	1.6	30
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to this site would be via the allocated site zR200 • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			
AWALK005	Caberston Farm Land II	3.3	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to this site would be via the allocated sites zR200 and then TW200 • New woodland structure planting is required providing a setting and shelter for housing development as well as reinforcing the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes. Buffer areas alongside new and existing landscaping will be required • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Development should not take place within the setting of the Scheduled Monument. Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			





REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR200	Caberston Farm/Old Mill Site	1.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Retention and conversion of the historic buildings on the site (including the two storey dwellinghouse to the south of the steading) however, this does not preclude an element of good quality modern build also taking place within the site • Existing stone walls to be maintained and incorporated into access routes where possible • A flood risk assessment is required to assess the risk of flooding from the Walker Burn which flows through the site. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage • A watercourse buffer strip will be required • Further assessment on nature conservation and archaeological interest may also be required and mitigation put in place • Enhancement of existing landscaping on site and the long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via the A72. The site will be required to allow for vehicular and pedestrian access through to the adjacent housing sites – TW200 and AWALK005. Parking provision will be required to be accommodated onsite • Provision of amenity access within and through the development for pedestrians and cyclists. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWALK001	Walkerburn RFC	0.9
GSWALK002	Village Green	0.1
GSWALK003	Alexandra Park	2.5

Scottish Borders Council
Local Development Plan 2023
Walkerburn

-  Development Boundary
-  Key Greenspace
-  Housing
-  Redevelopment
-  Structure Planning /Landscaping



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SETTLEMENT PROFILE

WEST LINTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
1,547



PLACEMAKING CONSIDERATIONS

The character of West Linton is established particularly by its setting as it lies at the foot of the Pentland Hills Special Landscape Area where it clusters around the valley and gorge of the Lyne Water. The Lyne Water designated a Special Area of Conservation runs through the settlement. The Lyne Dale Ancient Woodland also sits within the settlement to the northwest off Medwyn Road. The settlement benefits particularly from long views to the south across the level fields.

The original settlement of which much of it is a Conservation Area includes a considerable part of the historic settlement and the tree-lined approach along Station Road. The narrow winding streets and paths that run through the village provide a distinctive spatial identity. Raemartin Square especially forms a break out space along the narrow Main Street. Both the Upper and the Lower Green offer a significant amount of green space along the Lyne Water of which glimpses can be seen from the Main Street.

Properties tend to be one and a half, to two storeys in height. Some gable-fronted properties can be found such as the former bank on the Main Street. Larger detached and semi-detached properties can also be found to the periphery of the settlement. While traditional building materials prevail within the Conservation Area such as sandstone, harling, slate and even lime-wash (though now painted over) so too do many of the architectural details – sash and case windows, timber doors, margins and rybats, and transom lights. Other details that are also common are exposed rafter feet, stone boundary walls and corner protectors.

The village of West Linton benefits from a diverse range of services and facilities to serve the local community including a chemist and a post office. The settlement also benefits from a supermarket which is situated within the centre of the settlement along the Main Street. West Linton is considered to be one of the healthier settlements within the Scottish Borders with a low vacancy rate of commercial properties.

The Plan identifies a number of greenspaces within the settlement including the Lower Green and the Upper Green; these spaces provide the West Linton community with many important recreation opportunities.

The Plan provides a single housing allocation at School Brae, and a Business and Industrial site at Deanfoot Road.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TWL15B	School Brae	0.4	10
Site Requirements			
<ul style="list-style-type: none"> • Consideration of retention or partial retention and conversion of the building on site • The boundary walls of the site to be retained and incorporated into the development in order to reflect the former school use on the site • Vehicular access to be achieved off School Brae and parking for the development to be provided onsite • Provision of amenity access within and through the development for pedestrians and cyclists • Landscape enhancement to be provided onsite to assist in softening the edges of the development and integrate it into its surroundings • Further assessment on nature conservation interest may also be required and mitigation put in place. 			






BUSINESS AND INDUSTRIAL

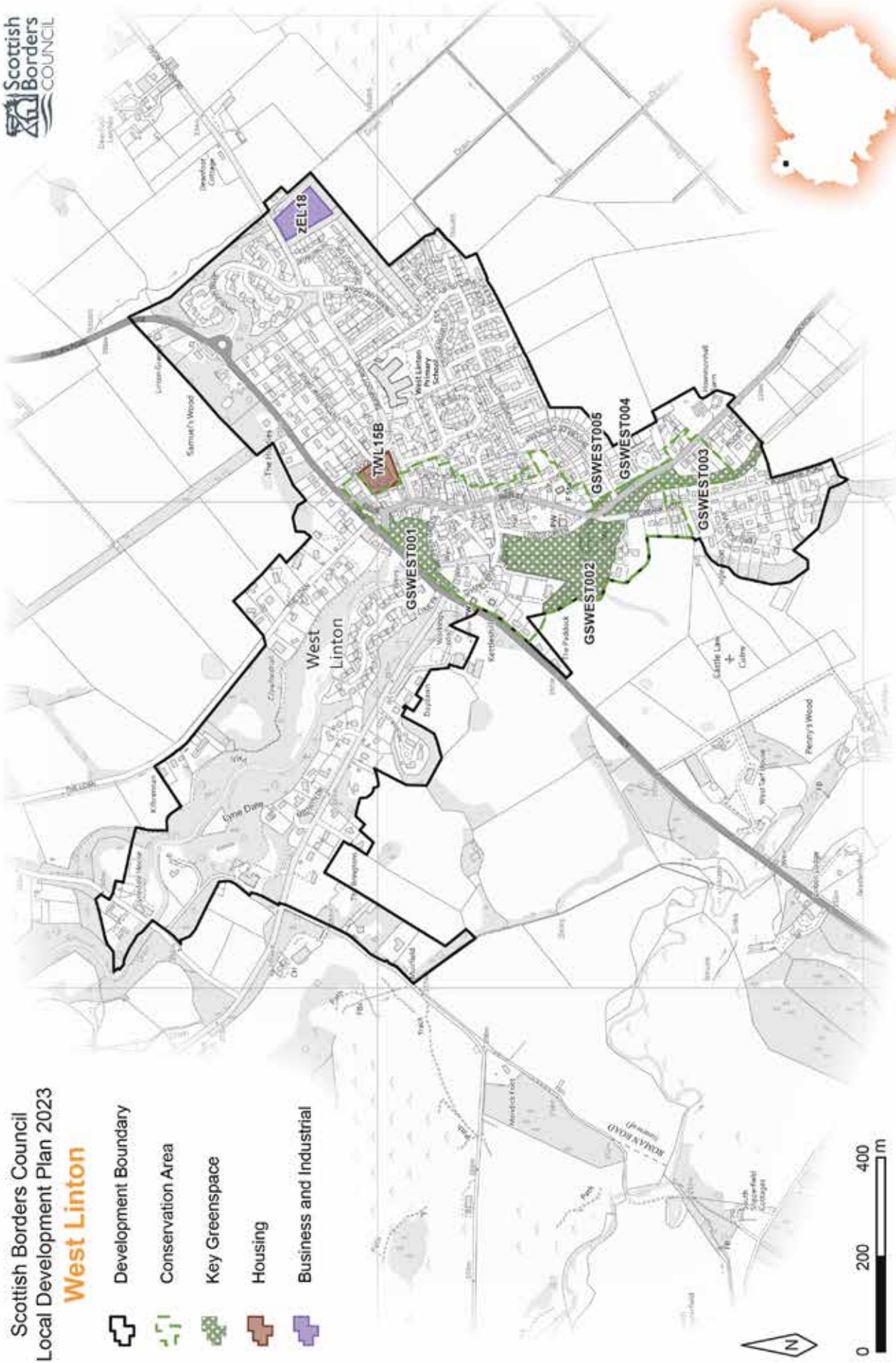
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL18	Deanfoot Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access to be achieved off Deanfoot Road and parking for the development to be provided onsite • Provision of amenity access within and through the development for pedestrians and cyclists • Creation of woodland buffer along boundaries of site. Long term maintenance of landscaped areas to be addressed • A flood risk assessment is required to assess the risk from the small watercourse which enters a culvert adjacent to the site will be required. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during the design stage. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWEST001	Upper Green	0.8
GSWEST002	Lower Green	2.8
GSWEST003	Bogsbank Road	1.0
GSWEST004	Station Road	0.1
GSWEST005	War Memorial	0.1

Scottish Borders Council
Local Development Plan 2023
West Linton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial



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SETTLEMENT PROFILE

WESTRUTHER

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
153



PLACEMAKING CONSIDERATIONS

Westruther is a small village located in the shadow of the Lammermuir Hills, set within rolling arable and pastoral fields. The settlement is primarily residential with traditional row housing evident and modern housing at Kirkpark in recent years.

There are two housing allocations in Westruther, the most recent (AWESR002) has been brought forward as part of the current LDP. A business and industrial allocation (BWESR001) has also been brought forward, located to the north east of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are developed the preferred area for future expansion is to the north of the current allocation (AWESR002) beyond Edgar Road.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AWESR005	East of Kirkpark	0.6	5
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access from the B6456 • Pedestrian/cycle access required from the village through the Kirkpark development • Retention of trees on western boundary of site • Ecological survey of woodland and appropriate mitigation • Further assessment of the creation of a village green/open space • Additional boundary screen planting on south-eastern edge. 			

AWESR002	Edgar Road	0.4	10
Site Requirements			
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the risk from the small watercourse adjacent to the site • Assessment of ecology impacts and provision of mitigation, where appropriate • Protect and enhance the existing boundary features, where possible. This includes the mature beech tree and mature hedge along the western boundary • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Archaeology evaluation/mitigation may be required • Transport Statement is required for any development • Potential access from Edgar Road and/or from the minor road to the west • Opportunity to enhance turning, parking and pedestrian connectivity along Edgar Road • Early engagement with Scottish Water regarding the WWTW and WTW. 			






BUSINESS AND INDUSTRIAL LAND

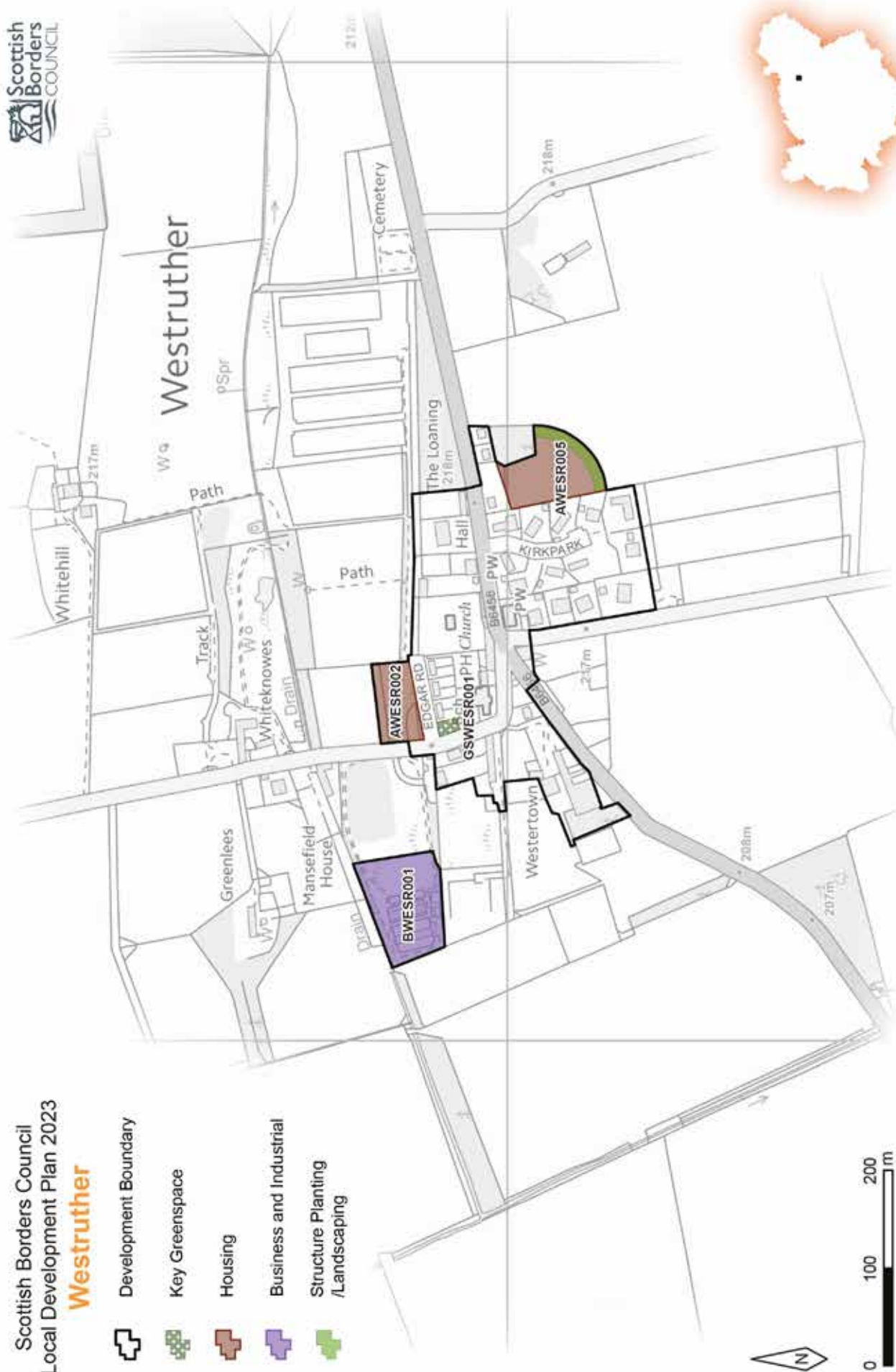
BWESR001	Land South West of Mansefield House	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse which is adjacent to the site • Archaeology evaluation/mitigation is required • Early engagement with Scottish Water, in respect of the WWTW and WTW • Transport Statement is required for any development • Protect boundary features, where possible • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Potential contamination on the site to be investigated and mitigated, where required • Assessment of ecology impacts and provision of mitigation, as appropriate. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWESR001	Westruther Play Area	0.04

Scottish Borders Council
Local Development Plan 2023
Westruther

-  Development Boundary
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

WHITSOME

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
98



PLACEMAKING CONSIDERATIONS

Whitsome is a settlement of linear form that follows an east to west direction and commands significant views over the Merse and the Cheviots to the south. A variety of property types are evident in the village, from traditional row cottages to more modern detached houses. An allocation is safeguarded for business and industrial land to the east.

PREFERRED AREAS FOR FUTURE EXPANSION

Future development to the west of the village is restricted due to poor road access. Another constraint is the surrounding area is designated as prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL24	Waste Transfer Station	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 A flood risk assessment which assesses the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWHIT001	Play Area	0.1

Scottish Borders Council
Local Development Plan 2023

Whitsome

-  Development Boundary
-  Key Greenspace
-  Business and Industrial Safeguarding



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SETTLEMENT PROFILE

YARROWFORD

HOUSING MARKET AREA
Southern



LOCALITY
Eildon



POPULATION
243



PLACEMAKING CONSIDERATIONS

The settlement is situated in the upland valley of the Yarrow and is bound to the west by the Hangingshaw Garden and Designed Landscape. The Yarrow Water is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Tweed, Ettrick and Yarrow Confluences Special Landscape Area surrounds the boundaries of the settlement.

The character of Yarrowford is established by its countryside setting and two clusters of development, one to the south of Broadmeadows House and the other at Minchmoor Road.

There is one area, to the north of Minchmoor Road, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

No additional areas for future growth have been identified in this Local Development Plan given difficulties of access, landscape issues and flooding.

Development adjacent to the Gruntly Burn or Yarrow Water will be resisted where there is a flood risk. Development to the west will be resisted where it would adversely affect the Hangingshaw Garden and Designed Landscape. Development to the east will be resisted where it will have a significant adverse impact on the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.

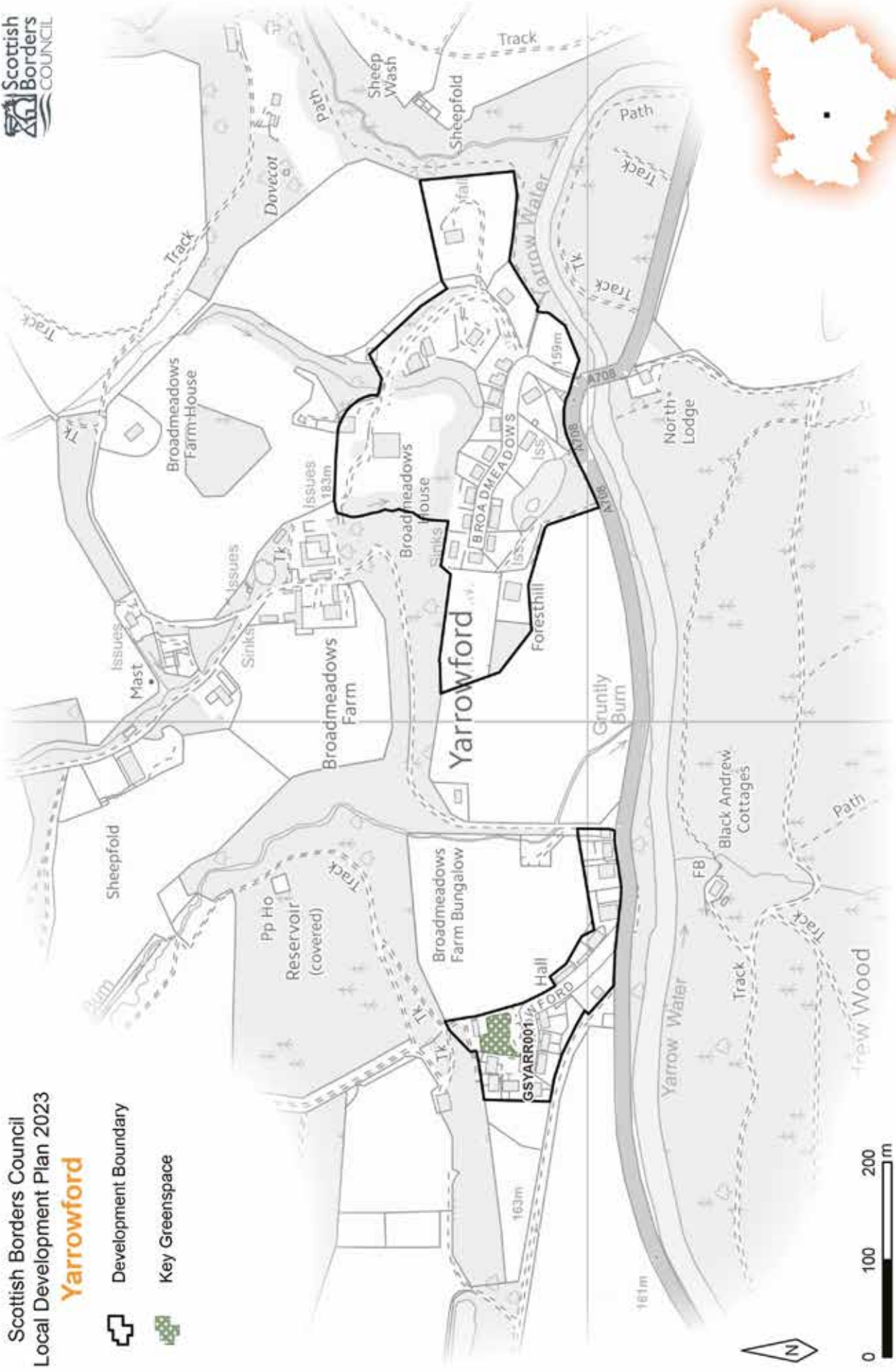
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYARR001	Minchmoor Road	0.1

Scottish Borders Council
Local Development Plan 2023
Yarrowford

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

YETHOLM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
546



PLACEMAKING CONSIDERATIONS

The settlement of Yetholm has a defined and special character not only because it is made up of two distinct parts, Kirk Yetholm and Town Yetholm but also because of its setting. The Haugh and the course of the Bowmont Water that separates Town Yetholm from Kirk Yetholm play a key role in connecting the two parts together.

The Conservation Area of Yetholm has many special characteristics that are not found in many other locations even outwith the Borders. The most important features of the Yetholm Conservation Area are its historic layout with both Town Yetholm and Kirk Yetholm with having their own green, along with its attractive rural setting. Properties are mainly two storeys in height though one and a half storey properties do exist in Kirk Yetholm. As the layout of Yetholm is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the Parish Church, Blunty's Mill, and the Old Border Inn all in Kirk Yetholm; and in Town Yetholm the War Memorial and the Wauchope Monument and the listed "Thatched Cottage" on the High Street.

Yetholm benefits from many views within and out of the settlement. The surrounding landscape is gently rolling and around the settlement itself there are few tree belts of significant size. The most important of the tree belts frame the eastern and western edges of the Haugh Land.

The Plan provides two housing allocations; both are located in Town Yetholm at Deanfield Court and Morebattle Road.

Within the Yetholm area there is a need for business and industrial land for small-scale businesses located in the local area. To meet this need a site has been identified for business and industrial use to the west of the settlement along the B6352.

The identified key greenspaces within Yetholm provide an important recreational area for the community and will therefore be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

Town Yetholm is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

There are no areas for longer term expansion in Yetholm. Development within the Haugh between Town and Kirk Yetholm will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RY1B	Deanfield Court	0.6	7
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Deanfield Court which would require to be widened in parts, this should be discussed further with the Council's Roads Planning Team • A vehicular link to be incorporated within the site to link the adjoining business and industrial site BYETH001 • Existing trees are to be retained along the northern site boundary to protect the residential amenity of Yetholm Hall • Screening may be required along part of the south-eastern site boundary to screen the site from existing commercial uses along Deanfield Court. A management scheme for planting is also required • A pedestrian linkage to the village centre would be required • Existing stone wall along the eastern boundary to be retained if possible to maintain a defined settlement edge • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. 			
RY4B	Morebattle Road	1.2	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Woodbank Road • Structure planting is required to the southern and western site boundaries to provide setting for the development and to reinforce the settlement edge. A management scheme for planting is also required • The existing hedges and trees within the site should be conserved and enhanced wherever possible • A pedestrian link to the village centre will be required. 			







BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BYETH001	Land North West of Deanfield Place	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access to be taken from the B6352 following further discussion with the Council's Roads Planning Team • A vehicular link to be incorporated within the site to link the adjoining housing site RY1B • The existing boundary features and trees within the site should be conserved and enhanced wherever possible • Protected species may be present within the site and further assessment on nature conservation will be required • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • Screening will be required along the eastern site boundary to protect the amenity of adjacent residential properties. Structure planting would also be required to the southern and western boundaries to reinforce the settlement edge. A management scheme for planting will also be required • Consideration must be given to the presence of foul and surface sewers within site • A new footpath is required from the site entrance along the B6352 to connect with the High Street, due to restrictions this will need to be on the northern verge • The main pedestrian/ cycle link to the village centre will be through the adjacent housing allocation RY1B. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYETH001	Town Yetholm Recreational Ground	2.5
GSYETH002	Kirk Yetholm Greens	0.5
GSYETH003	Kirk Yetholm Allotments	0.1
GSYETH004	Town Yetholm	0.6
GSYETH005	Town Yetholm Greens	0.3

Scottish Borders Council
Local Development Plan 2023
Yetholm

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Structure Planting /Landscaping



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