

CHAPTER 5

SETTLEMENT PROFILES AND LAND USE PROPOSALS

INTRODUCTION TO CONTENT OF SETTLEMENT PROFILE

5.1 This chapter contains individual settlement profiles for all identified towns and villages in the Scottish Borders, each containing a table of any land use proposals and accompanying maps. Table 5.1 lists all the settlements covered. Two of the Conservation Areas, Dryburgh and Clintmains, are located in countryside and are not within identified settlements. This chapter also contains tables giving a complete listing of all the land use proposals in the Plan (Table 5.2).

5.2 The profile for each settlement, given in alphabetical order, contains:

a. Description

A brief description of the settlement including its location, population at the 2001 Census and where relevant, indicating the extent of likely change and growth pressures.

b. Conservation Area Statement and Proposed Alterations to Conservation Area Boundary

Conservation Area Appraisals have been carried out for all Conservation Areas in the Borders. Of the 43 Conservation Areas, 3 are new Conservation Areas: Galashiels, Clintmains and Nisbet. A summary is given of the main outcomes of the Conservation Area appraisal and indication of any special design considerations. Where relevant, there is a description of the alterations to the boundary as set out in the Local Plan, as compared with the boundaries contained in the previous Adopted Local Plans.

c. Allocated Land Use Proposals (Policy H3 applies)

For the settlements with land use proposals, a table is given listing the proposals, each of which is illustrated by a shaded area and boundary line on the individual settlement map. This means that the site has been 'allocated' for development. Each site has a code which is also given on the map.

A site area and indicative housing capacity is given. The capacity has been guided by the developer's aspirations for the site, the site area and the anticipated density but it should only be regarded as a guide. The capacity could change as part of the production of a planning brief or at planning application stage. The boundary includes the total area within which the development will be located including any landscape, open space or tree belts. The boundary does not therefore imply that the whole site would necessarily be taken up with built development. The proposals brought forward as part of the Local Plan Amendment also identify landscaping on the settlement map and include the necessary requirements to allow successful development in the site description.

In addition to allocated sites, some settlements are likely to be able to accommodate infill development arising from unanticipated or 'windfall' applications. This will be controlled by policies in this Plan, particularly Policy G7. Some settlements have no allocated land use proposals although small scale infill development (less than 5 units) will often be possible within the plan period; this is usually the case in villages.

The reasoning behind the site allocations and the individual site notes are available separately.

d. Areas for Protection and Longer Term Expansion

An indication will be given, where possible, of sensitive boundaries where development would be resisted within the Plan period and broad areas where longer term development beyond the Local Plan period will be considered. Any guidance given does not imply that the boundaries can be breached within the local plan period but will assist in decision-making on planning applications being considered under Policy G8 Development Outwith Development Boundaries. The Local Plan Amendment also identified potential search areas for future development in a number of

settlements. These are set out in the settlement map and/or in the site proposals section and are subject to review in the next Local Development Plan.

e. Information Relevant to Potential Developer Contributions

An assessment, based on available information, is given of infrastructure and community needs that might be relevant to future Section 75 or Section 69 Agreements (See Policy G5). The information is not intended to be exhaustive but provides a snapshot of current needs identified from a variety of sources. Such needs may not always be able to be addressed through the planning process. Consideration is given to the following factors:

Affordable Housing: All new housing development is subject to a contribution to affordable housing under Policy H1 and the Council’s Supplementary Planning Guidance. Information on local need may alter the percentage sought; an indication of current housing needs (where available) information is given.

Built and Natural Heritage: The main environmental constraints and opportunities are noted.

Education: Information may be given on existing and potential future schools capacity, correct at the time of writing.

Health: Information is given on existing and potential future health services capacity, correct at the time of writing.

Landscape: The main landscape features, constraints and opportunities are noted.

Leisure and Sport: Pressure on existing facilities and need for enhanced facilities, are indicated if known.

Open Space, Recreation and Play Area Provision: Pressure on existing facilities and need for enhanced facilities, are indicated if known.

Railway: New housing development in certain postcodes within the Housing Market Areas of the Central Borders, Northern and Southern areas is subject to a contribution per house towards the Waverley Railway project (See Policy G6 & supplementary planning guidance).

Transport: Particular issues are identified relating to the local road network capacity, and the enhancement of public transport and public access routes.

Waste Water Treatment and Water Supply: Most of the settlements in the Borders are subject to some form of restriction on waste water treatment (See Policy Inf5). The position changes frequently so the information can only be regarded as correct at the time of writing. Scottish Water must be contacted for up to date information.

f. Plan of the Settlement showing Allocated Land Use Proposals

Each settlement has its own individual map (sometimes called an ‘inset map’). The maps are listed in alphabetical order. There are also central area maps for the larger settlements: Galashiels, Hawick and Kelso.

- 5.3 Policies protecting environmental assets and showing other policy safeguardings are shown on the larger scale Policy Maps 0-5. The area of Countryside around Towns under Policy EP3 is shown on Policy Map 6. The Local Plan Amendment removed Policy Map 7 as the Newtown St Boswells Expansion Safeguarding (Policy BE10) previously identified within the Adopted Local Plan 2008 has now been identified as allocations within the settlement profile and map for Newtown St Boswells. The areas of search for Minerals (Policies R2 and R3) are shown on Policy Map 8. The areas of search for new schools in Galashiels are shown on Policy Map 9. The areas of search for a crematorium, and sites for cemeteries are shown on Policy Map 10.

TABLE 5.1 INDEX OF SETTLEMENTS

Settlement	Housing Market Area	Conservation Area	Page Number
Allanton	Berwickshire	Yes	213
Ancrum	Central Borders	Yes	216
Ashkirk	Central Borders	No	219
Ayton	Berwickshire	Yes	221
Birgham	Berwickshire	No	224

Blyth Bridge	Northern	No	226
Bonchester Bridge	Central Borders	No	228
Bowden	Central Borders	Yes	230
Broughton	Northern	No	233
Burnmouth	Berwickshire	No	236
Cardrona	Northern	No	239
Carlops	Northern	Yes	242
Chesters	Central Borders	No	245
Chirnside	Berwickshire	No	247
Clintmains	N/A	New Designation	250
Clovenfords	Central Borders	No	252
Cockburnspath	Berwickshire	Yes	255
Coldingham	Berwickshire	Yes	258
Coldstream	Berwickshire	Yes	261
Crailing	Central Borders	No	266
Darnick	Central Borders	Yes	269
Denholm	Central Borders	Yes	272
Dolphinton	Northern	No	275
Dryburgh	N/A	Yes	277
Duns	Berwickshire	Yes	279
Earlston	Central Borders	No	286
Eccles	Berwickshire	No	292
Eckford	Central Borders	No	295
Eddleston	Northern	Yes	297
Ednam	Central Borders	No	300
Eildon	Central Borders	No	303
Ettrick (Hopehouse)	Southern	No	306
Ettrickbridge	Central Borders	No	309
Eyemouth	Berwickshire	Yes	311
Foulden	Berwickshire	Yes	318
Fountainhall	Northern	No	321
Galashiels	Central Borders	New Designation	324
Gattonside	Central Borders	Yes	333
Gavinton	Berwickshire	Yes	337
Gordon	Berwickshire	No	340
Grantshouse	Berwickshire	No	342
Greenlaw	Berwickshire	Yes	345
Hawick	Central Borders	Yes	349
Heiton	Central Borders	No	359
Heriot Station	Northern	No	361
Hutton	Berwickshire	No	363
Innerleithen	Northern	Yes	365
Jedburgh	Central Borders	Yes	370
Kelso	Central Borders	Yes	375

Lanton	Central Borders	No	383
Lauder	Northern	Yes	385
Leitholm	Berwickshire	No	390
Lilliesleaf	Central Borders	No	392
Longformacus	Berwickshire	No	395
Maxton	Central Borders	No	397
Melrose	Central Borders	Yes	400
Midlem	Central Borders	Yes	406
Minto	Central Borders	Yes	409
Morebattle	Central Borders	Yes	412
Nether Blainslie	Central Borders	No	416
Newcastleton	Southern	Yes	418
Newstead	Central Borders	Yes	422
Newtown St Boswells	Central Borders	No	425
Nisbet	Central Borders	New Designation	430
Oxton	Northern	No	433
Paxton	Berwickshire	No	436
Peebles	Northern	Yes	438
Preston	Berwickshire	No	448
Redpath	Central Borders	Yes	450
Reston	Berwickshire	No	453
Roberton	Southern	No	457
Romannobridge	Northern	No	460
Roxburgh	Central Borders	No	462
Selkirk	Central Borders	Yes	465
Skirling	Northern	Yes	472
Smailholm	Central Borders	Yes	475
Sprouston	Central Borders	No	478
St Abbs	Berwickshire	Yes	481
St Boswells	Central Borders	Yes	484
Stichill	Central Borders	No	487
Stow	Northern	Yes	489
Swinton	Berwickshire	Yes	493
Traquair	Northern	No	496
Tweedbank	Central Borders	No	498
Walkerburn	Northern	No	501
West Linton	Northern	Yes	505
Westruther	Berwickshire	No	509
Whitsome	Berwickshire	No	512
Yarrowford	Southern	No	514
Yetholm	Central Borders	Yes	516

Note: This table includes Dryburgh and Clintmains which are Conservation Areas but not recognised as settlements in the Local Plan.

Number of Settlements: 88

Number of Profiles including Conservation Areas that are not settlements: 90

TABLE 5.2 LAND USE PROPOSALS BY SETTLEMENT

Settlement	Proposal/ Name of Proposal	Size (ha)	Indicative Capacity (Housing Units)	Total (Housing Units)	Phase proposal added
Allanton (c)	No land use allocations				
Ancrum (c)	<i>Housing:</i> South Myrescroft	2.0	40	40	ALP
Ashkirk	<i>Housing:</i> Cransfield	2.0	12	12	ALP
Ayton (c)	<i>Housing:</i> Beanburn Lawfield	1.5	24	44	ALP
		1.3	20		LPA
Birgham	No land use allocations				
Blyth Bridge	No land use allocations				
Bonchester Bridge	<i>Housing:</i> Caravan Site	1.3	10	10	ALP
Bowden (c)	No land use allocations				
Broughton	<i>Housing:</i> Dreva Road Springwell Brae	2.4	10	20	ALP
		0.6	10		ALP
Burnmouth	<i>Housing:</i> Lyll Terrace Lyll Terrace II	1.0	5	15	ALP
		0.9	10		LPA
Cardrona	<i>Housing:</i> CALA site adjacent B7062 Cardrona Mains	3.7	24	62	ALP
		1.0	38		ALP
Carlops (c)	No land use allocations				
Chesters	<i>Housing:</i> Roundabout Farm	0.4	5	5	ALP
Chirnside	<i>Housing:</i> Cheviot Avenue Erskine Road Crosshill	5.0	88	181	ALP
		1.4	25		ALP
		0.5	8		LPA
	<i>Employment Land:</i> Southfield	0.7			ALP
	<i>Mixed Use:</i> Comrades Park East	13.2	60	LPA	
Clintmains (c)	No land use allocations				
Clovenfords	<i>Housing:</i> Meigle Site Adjacent to Woodburnside House Caddonhaugh Clovenfords West	3.0	60	132	ALP
		0.3	6		ALP
		0.9	6		ALP
		4.9	60		ALP
	<i>Education Land:</i> Meigle	2.3			ALP
Cockburnspath (c)	<i>Housing:</i> Dunglass Park Burnwood	3.8	45	75	ALP
		1.8	30		ALP
Coldingham (c)	<i>Housing:</i> Bogangreen The Firs	3.4	36	46	ALP
		0.7	10		ALP

Coldstream (c)	<i>Housing:</i>				
	Guards Road	0.3	7		ALP
	West Paddock	4.5	60		ALP
	South of West Paddock	1.5	20	87	LPA
	<i>Employment Land:</i>				
	Lennel Mount North	7.2			LPA
	<i>Redevelopment Opp:</i>				
Duns Road	0.8			ALP	
Lee Farm Mill	1.2			ALP	
Trafalgar House	0.5			ALP	
Crailing	<i>Housing:</i> Crailing Toll	0.4	5	5	LPA
Darnick (c)	<i>Housing:</i>				
	Chiefswood Road	1.5	15		ALP
	Broomilees Road	0.7	8	23	ALP
Denholm (c)	<i>Housing:</i>				
	Jedward Terrace	1.6	30		ALP
	Denholm Hall Farm	0.9	10		ALP
	Denholm Hall Farm East	2.0	40	80	LPA
Dolphinton	No land use allocations				
Dryburgh (c)	No land use allocations				
Duns (c)	<i>Housing:</i>				
	Berrywell	2.8	60		ALP
	Berrywell East	3.4	64		ALP
	Bridgend II	2.9	58		ALP
	Langton Edge	4.0	20		ALP
	Todlaw Rd	3.4	50		ALP
	Todlaw Playing Field	2.0	30		LPA
	<i>Employment Land:</i> Peelrig Farm	3.9			ALP
	<i>Redevelopment Opp:</i>				
	Berwickshire High School (former site)	6.4			ALP
Duns Primary School (existing site)	2.9	45	327	LPA	
<i>Education:</i>					
High School Site at Langtongate	11.7			ALP	
Earlston	<i>Housing:</i>				
	Earlston Glebe	2.5	25		ALP
	Thistle Cottage	0.8	13		ALP
	Earlston Mill	0.5	15		ALP
	Mill Road	1.9	20		ALP
	East Turfford	4.3	40		LPA
	Georgefield Site	7.6	120		LPA
	Former Earlston High School	2.6	60	293	LPA
	<i>Employment Land:</i> Townhead	4.6			LPA
	<i>Redevelopment Opp:</i>				
	Brownlie Yard	1.5			ALP
<i>School Site:</i> Turfford Park	13.3			ALP	

Eccles	<i>Housing:</i> Cherryburn Main Street	0.6 0.2	7 5	12	ALP LPA
Eckford	<i>Housing:</i> Hillview	1.3	5	5	ALP
Eddleston (c)	<i>Housing:</i> Burnside	1.9	30	30	ALP
Ednam	<i>Housing:</i> West of Milburn (note: site replaces ALP site RE1B)	1.5	12	12	LPA
Eildon	<i>Housing:</i> West Eildon	0.8	5	5	LPA
Ettrick (Hopehouse)	<i>Housing:</i> Hopehouse W, Ettrick Hopehouse E, Ettrick Hopehouse NE, Ettrick	1.9 1.5 2.2	5 5 5	15	LPA LPA LPA
Ettrickbridge	No land use allocations				
Eymouth (c)	<i>Housing:</i> Acredale Farm Cottages Barefoots Gunsgreenhill Gunsgreenhill Site B Gunsgreenhill Site C <i>Employment Land:</i> Hawk's Ness Gunsgreenhill <i>Mixed Use:</i> Gunsgreen Mixed Use <i>Redevelopment Opp:</i> Former Eymouth High School	9.4 1.4 3.3 7.9 4.7 2.4 6.3 6.1 7.0	244 20 66 120 12 90	552	ALP ALP ALP LPA LPA ALP LPA LPA LPA
Foulden (c)	No land use allocations				
Fountainhall	<i>Housing:</i> South Fountainhall	1.1	6	6	LPA
Galashiels (c)	<i>Housing:</i> Balnakiel Phase 2 Mossilee Ryehaugh Buckholm Corner Buckholm North South Crotchetknowe Grange Crotchetknowe Forest Hill Balmoral Avenue Manse Street North Ryehaugh Balnakeil III Coopersknowe Phase 4 Easter Langlee Expansion Area (note: site replaces ALP site EGL14B)	1.2 3.9 2.6 4.4 8.7 1.4 0.9 12.7 2.5 0.5 3.1 1.5 0.8 2.1 26.5	8 120 10 60 180 14 13 75 50 10 20 20 30 50 450		ALP ALP ALP ALP ALP ALP ALP ALP ALP ALP ALP ALP LPA LPA LPA

Galashiels (c)	<i>Commercial Redevelopment:</i>				
	Currie Road	5.8			ALP
	Huddersfield St/ Hill St	1.5			ALP
	Stirling Street	0.7			ALP
	Huddersfield St/ Paton St	3.4			ALP
	<i>Employment Land: Galafoot</i>	2.6			LPA
	<i>Mixed Use:</i>				
	S of Coopersknowe	1.2	20		LPA
	Winston Road	0.7	19		LPA
	<i>Redevelopment Opp:</i>				
	Plumtreehall Brae	1.8			ALP
	Roxburgh Street	1.4			ALP
	Low Buckholmside	0.5			ALP
	Heriot Watt Halls of Residence	3.2			ALP
	Melrose Road	2.1			ALP
St Aidan's Church	0.2	10	1159	LPA	
<i>Transport Interchange:</i>					
Galashiels Transport Interchange	0.6			ALP	
<i>Inner Relief Road:</i>					
Galashiels Inner Relief Road	0.3			ALP	
<i>Railway Station:</i>					
Galashiels Railway Station	0.2			ALP	
Gattonside (c)	<i>Housing:</i>				
	Orchard Park	0.5	5		ALP
	St Aiden's Gattonside House Site	4.0	40	45	LPA
Gavinton (c)	<i>Housing: West Gavinton</i>	3.2	45	45	ALP
Gordon	<i>Housing: Larger Glebe</i>	1.2	18	18	ALP
Grantshouse	No land use proposals				
Greenlaw (c)	<i>Housing:</i>				
	Marchmont Road	1.0	25		ALP
	Marchmont Road II	3.2	60		LPA
	North of Edinburgh Road	0.6	15	100	LPA
	<i>Employment Land:</i>				
Extension to Duns Road	0.4			ALP	
	Industrial Estate				

Hawick (c)	<i>Housing:</i>				
	Heronhill	1.9	15		ALP
	Summerfield 1	1.7	40		ALP
	Summerfield 2	3.3	60		ALP
	Galabrae	1.8	16		ALP
	Stirches 2	2.1	40		ALP
	Burnflat Brae	4.6	49		ALP
	Crumhaughill	2.5	20		ALP
	Leaburn 2	1.6	40		ALP
	Gala Law/ Guthrie Drive Housing Land use Proposal	4.5	90		ALP
	Guthrie Drive	6.9	100		LPA
	Gala Law	9.4	100		LPA
	<i>Employment Land:</i>				
	Gala Law Employment Land Proposal	1.1			ALP
	North West Burnfoot	5.0			LPA
	Gala Law North	4.9			LPA
<i>Redevelopment Opp:</i>					
Commercial Road	7.9			ALP	
Slitrig Crescent	1.6	70		LPA	
Knitwear Factory	0.2	6	646	LPA	
<i>Mixed Use: Gala Law</i>	29.2			LPA	
Heiton	<i>Housing:</i>				
	Ladyrig	1.1	20		ALP
	Heiton Mains	0.9	15	35	ALP
Hutton	<i>Housing: Rosebank</i>	1.1	11	11	ALP
Innerleithen (c)	<i>Housing:</i>				
	Clough Mills	2.5	40		ALP
	Kirklands/ Willowbank	5.3	55		ALP
	Peebles Road	0.4	20		ALP
	Linton Bank I	0.1	10		ALP
	Linton Bank II	0.1	10		ALP
	Kirklands/ Willowbank II	7.9	150	285	LPA
	<i>Redevelopment Opp:</i>				
High Street Gap Site	0.1			ALP	
<i>Employment Land:</i>					
Traquair Road East	0.9			ALP	
Jedburgh (c)	<i>Housing:</i>				
	Oxnam Rd	8.3	67		ALP
	Annefield	2.0	40		ALP
	Lochend	3.1	43		ALP
	Howden Drive	4.2	80		ALP
	Sharplaw Rd	1.7	42		ALP
	Wildcat Cleuch	1.7	6		ALP
	Wildcate Gate South	2.0	20		LPA
	Queen Mary Building	0.3	25		LPA
	Howden Drive South	0.2	5	328	LPA
	<i>Employment Land:</i>				
	Wildcat Wood and extension	0.8			LPA
	<i>Redevelopment Opp: The Anna</i>	0.4			LPA

Kelso (c)	<i>Housing:</i>				
	Broomlands East	10.1	80		ALP
	Broomland West	1.4	45		ALP
	Queens House	1.7	26		ALP
	Rosebank 2	1.4	20		ALP
	Wallacenick 1	5.4	158		ALP
	Wallacenick 2	6.1	150		ALP
	Wallacenick	5.0	150		LPA
	Broomlands	5.9	80		LPA
	<i>Employment Land:</i>				
	Extension to Pinnaclehill	5.9			ALP
	Industrial Estate				
	Wooden Linn	3.2			LPA
	<i>Redevelopment Opp:</i>				
Henderson's Bldg	0.4			ALP	
Roxburgh St	0.6			ALP	
Former Foundry	0.6	12	721	LPA	
<i>Retail: Keltek/ Forbes site</i>	2.3			ALP	
Road Improvement: Spylaw Roundabout	0.1			ALP	
Lanton	No land use allocations				
Lauder (c)	<i>Housing:</i>				
	Wyndhead	7.5	135		ALP
	Allanbank	6.1	25		ALP
	Wyndhead II	1.2	30		ALP
	West Allanbank	8.2	100		LPA
	<i>Education:</i>				
	Allanbank School Site	2.3			ALP
	<i>Employment Land:</i>				
North Lauder Industrial Estate	2.0			LPA	
<i>Redevelopment Opp:</i>					
Burnmill	0.8	5		LPA	
Lauder Primary School (Existing Site)	0.3	5	300	LPA	
Leitholm	<i>Housing: Main Street</i>	1.4	25	25	ALP
Lilliesleaf	<i>Housing:</i>				
	St Dunstan's	0.4	8		ALP
	Muselie Drive	0.7	7		ALP
	West of St Dunstans	1.5	15	30	LPA
Longformacus	No housing allocations				
Maxton	<i>Housing:</i>				
	East Maxton	0.6	10		LPA
	Meadowbank	0.5	5	15	LPA
Melrose (c)	<i>Housing:</i>				
	Dingleton Hospital	23.6	230		ALP
	The Croft	2.4	25	255	ALP
	<i>Transport: Dingleton Road</i>	0.1			ALP
Midlem (c)	No land use allocations				

Minto (c)	No land use allocations					
Morebattle (c)	<i>Housing:</i> Renwick Gardens	0.4	9	29	ALP	
	West Renwick Gardens	1.3	20		LPA	
	<i>Employment Land:</i> Extension to Croft Industrial Park	0.6			LPA	
Nether Blainslie	No land use allocations					
Newcastleton (c)	<i>Housing:</i> W. of N. Hermitage Sq.	0.2	6		ALP	
	South of Holmhead	0.3	5		ALP	
	Newcastleton West	2.6	50		LPA	
	<i>Mixed Use:</i> Caravan Site	1.0	20	81	LPA	
Newstead (c)	No land use allocations					
Newtown St Boswells	<i>Housing:</i> Sergeants Park II	2.0	30		ALP	
	Hawkslee	1.3	20		ALP	
	Melrose Rd	4.4	68		ALP	
	Sprouston Cottages	0.3	6		ALP	
	Newtown Expansion Area	58.0	900		LPA	
	<i>Employment Land:</i> Tweed Horizons Expansion	13.9			LPA	
	<i>Mixed Use:</i> Auction Mart	8.9	180	1204	LPA	
	<i>Redevelopment Opp:</i> Garage	0.1			ALP	
	Mills	0.6			ALP	
	Depot	1.3			ALP	
Nisbet (c)	<i>Housing:</i> West Nisbet Farm	1.1	18	18	ALP	
Oxton	<i>Housing:</i> Station Yard	0.5	10	10	LPA	
Paxton	<i>Housing:</i> The Orchard	0.8	16	16	ALP	
Peebles (c)	<i>Housing:</i> Whitehaugh	10.1	106		ALP	
	Glen Crescent	8.7	45		ALP	
	Violet Bank Field	2.4	40		ALP	
	George Place	0.3	36		LPA	
	Ballantyne Place	0.6	28		LPA	
	Cleland Avenue	0.3	7		LPA	
	Dunwhinny Lodge	0.5	14		LPA	
	George Street/Dovecote Rd	1.0	59		LPA	
	<i>Redevelopment Opp:</i> Bus Station, Innerleithen Rd	0.3				ALP
	Dovecot Road	0.4				LPA
	George Street	0.1			LPA	
	Tweedbridge Court	0.5	50	385	LPA	
	<i>Employment Land:</i> South Parks	0.9			ALP	
<i>Education Land:</i> Violet Bank	2.6			ALP		
Neidpath	3.2			ALP		

Preston	<i>Redevelopment Opp:</i> Preston Farm	2.0			ALP
Redpath (c)	No land use allocations				
Reston	<i>Housing:</i> West Reston	1.0	20	36	ALP
	Rear of Primary School	1.6	16		ALP
	<i>Redevelopment Opp:</i> Auction Mart	4.3			ALP
Roberton	<i>Housing:</i> Roberton West	0.9	5	10	LPA
	Site Adjacent to Kirk'oer	0.9	5		LPA
Romannobridge	No land use allocations				
Roxburgh	No land use allocations				
Selkirk (c)	<i>Housing:</i> Linglie Road/ Bridge St	0.3	8	182	ALP
	Comelybank	0.2	2		ALP
	Linglie Road	2.3	30		ALP
	Goslawdales	0.6	5		ALP
	Linglie Road II	0.3	10		ALP
	Kerr's Land	1.0	24		ALP
	Philiphaugh Steading	1.7	32		LPA
	Philiphaugh North	1.2	20		LPA
	<i>Redevelopment Opp:</i> Philiphaugh Mill	1.9			ALP
	Forest Mill	0.5	30		LPA
	Former St Mary's Church	0.1	21		LPA
	<i>Employment Land:</i> Riverside 1	0.8			ALP
	Riverside 2	0.6			ALP
	Riverside 3	0.6			ALP
	Riverside 4	2.7			ALP
Riverside 5	1.6		ALP		
Riverside 6	0.8		ALP		
Skirling (c)	No land use allocations				
Smailholm (c)	No land use allocations				
Sprouston	<i>Housing:</i> Teasel Bank	1.7	18	45	ALP
	Church Field	1.5	18		ALP
	Dean Road	0.3	9		ALP
St Abbs (c)	No land use allocations				
St Boswells (c)	No housing allocations				
	<i>Employment Land:</i> Extension of Charlesfield	15.7			ALP
Stichill	<i>Housing:</i> Bogle Foot	0.3	6	6	ALP

Stow (c)	<i>Housing:</i> Stagehall	2.3	30		ALP
	Craigend Road	1.0	10		LPA
	<i>Mixed Use:</i> Royal Hotel	0.2	11	51	LPA
	<i>Railway Station:</i> Proposed Railway Station	0.8			LPA
Swinton (c)	<i>Housing:</i> Well Field	1.4	25	25	ALP
Traquair	No land use allocations				
Tweedbank	<i>Housing:</i> Cotgreen Road	0.8	25		ALP
	Killie Holes	0.9	20		ALP
	Tweedbank IV	6.4	146		ALP
	<i>Housing Deletion:</i> Killie Holes	0.9	-20	171	LPA
	<i>Railway Station:</i> Tweedbank	3.9			ALP
Walkerburn	<i>Housing:</i> Caberston Farm Land	1.6	30		ALP
	Caberston Farmland II	3.3	100	130	LPA
	<i>Redevelopment Opp:</i> Caberston Farm/ Old Mill Site	1.9			ALP
West Linton (c)	<i>Housing:</i> Robinsland	2.3	46		ALP
	Eildon Site	0.2	6		ALP
	School Brae	0.4	10		ALP
	Robinsland Steading	2.2	40	102	LPA
	<i>Education:</i> Deanfoot Road (Playing Field)	2.1			ALP
	<i>Employment Land:</i> Deanfoot Road	0.7			ALP
Westruther	<i>Housing:</i> Kirkpark	2.0	15		ALP
	East of Kirkpark	0.6	5	20	LPA
Whitsome	No land use proposals				
Yarrowford	<i>Housing:</i> Minchmoor Road East	0.3	5		ALP
	Minchmoor Road West	0.3	8	13	ALP
Yetholm (c)	<i>Housing:</i> Deanfield Court	0.6	7		ALP
	Morebattle Road	1.2	18	25	ALP
Total Housing Units				8671	
Total Housing Area (ha)		811.2			

(c) Denotes which settlements have a Conservation Area

ALP – Indicates the site is part of the Scottish Borders Council Adopted Local Plan

LPA – Indicates the site is part of the Scottish Borders Council Local Plan Amendment

TABLE 5.3.1: HOUSING PROPOSALS BY HOUSING MARKET AREA AND SETTLEMENT, BERWICKSHIRE

Berwickshire Housing Market Area

Settlement	Number of Housing Units (Indicative Capacity)	Area (ha)
Allanton	0	0
Ayton	44	2.8
Birgham	0	0
Burnmouth	15	1.9
Chirnside	121	6.9
Cockburnspath	75	5.6
Coldingham	46	4.1
Coldstream	87	6.3
Duns	282	18.5
Eccles	12	0.8
Eyemouth	462	26.7
Foulden	0	0
Gavinton	45	3.2
Gordon	18	1.2
Grantshouse	0	0
Greenlaw	100	4.8
Hutton	11	1.1
Leitholm	25	1.4
Longformacus	0	0
Paxton	16	0.8
Preston	0	0
Reston	36	2.6
St Abbs	0	0
Swinton	25	1.4
Westruther	20	2.6
Whitsome	0	0
Total	1440	92.7

TABLE 5.3.2: HOUSING PROPOSALS BY HOUSING MARKET AREA AND SETTLEMENT, CENTRAL BORDERS

Central Borders Housing Market Area

Settlement	Number of Housing Units (Indicative Capacity)	Area (ha)
Ancrum	40	2.0
Ashkirk	12	2.0
Bonchester Bridge	10	1.3
Bowden	0	0
Chesters	5	0.4
Clintmains	0	0
Clovenfords	132	9.1
Crailing	5	0.4
Darnick	23	2.2
Denholm	80	4.5
Dryburgh	0	0
Earlston	293	20.2
Eckford	5	1.3
Ednam	12	1.5
Eildon	5	0.8
Ettrick	15	2.9
Ettrickbridge	0	0
Galashiels	1110	72.8
Gattonside	45	4.5
Hawick	570	35.8
Heiton	35	2
Jedburgh	328	23.5
Kelso	709	37
Lanton	0	0
Lilliesleaf	30	2.6
Maxton	15	1.1
Melrose	255	26
Midlem	0	0
Minto	0	0
Morebattle	29	1.7
Nether Blainslie	0	0
Newstead	0	0
Newtown St Boswells	1024	66.0
Nisbet	18	1.1
Redpath	0	0
Roxburgh	0	0
Selkirk	131	7.6