

# SETTLEMENT PROFILE

## AYTON

This profile should be read in conjunction with the relevant settlement map.

### DESCRIPTION

Ayton is located 2.5 miles south-west of Eyemouth and just less than 8 miles from Berwick-upon-Tweed. The population of Ayton according to the 2001 Census was 557. It is located within the Eastern Strategic Development Area (SDA) as defined by the SESplan.

### PLACE MAKING CONSIDERATIONS

The setting of Ayton is characterised by its position within the lower Eye Water coastal valley, with the river running to the south west of the settlement. In addition 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 westward, away from the grounds of the Castle, along the High Street, and modern housing development has been built off this road and also 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 20 Listed Buildings within the Conservation Area.

Ayton Castle Garden and Designed Landscape will be protected from development, which constrains building to the east. The remaining land surrounding Ayton is prime agricultural land.

Ayton has two housing sites which have been allocated in previous Local Plans and are not yet fully developed. As a result there is no further land in Ayton allocated for development in this Local Development Plan (LDP). However, Ayton is located within the Eastern SDA and there is potential for development beyond the period of this LDP. If this was to occur the preferred location would be to the north-west of the settlement but there would be the need for further investigation of infrastructure to assess feasibility.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

A contribution towards Eyemouth High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

With regards to Waste Water Treatment Works and Water Treatment Works, Ayton currently has sufficient capacity.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS






### HOUSING

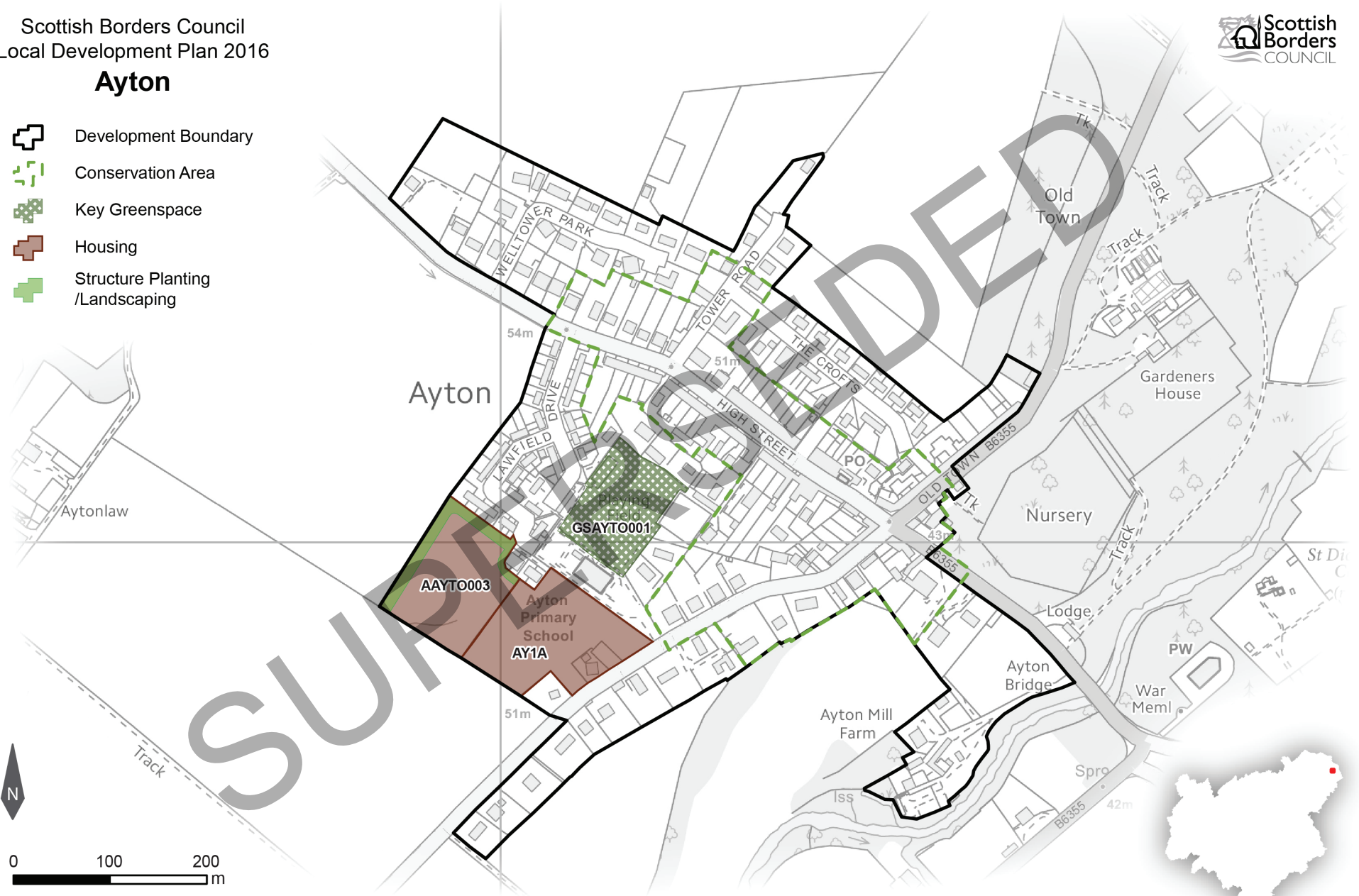
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AAYT0003	Lawfield	1.3	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access from housing allocation AY1A to the south west</li> <li>• Provide a pedestrian/cycle link to Lawfield Drive/Primary School</li> <li>• Leave the possibility for future road links to land to the north west</li> <li>• Structure planting/landscaping should be provided to the north and south west, to reinforce the settlement boundary and safeguard the amenity of adjacent houses</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeological evaluation and mitigation required as the site is in an archaeologically sensitive area</li> <li>• Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			
AY1A	Beanburn	1.5	24
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access to be taken from B6955, extending existing access</li> <li>• Provide a pedestrian/cycle link to the Primary School</li> <li>• 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</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• Respect the residential amenity of properties already on the site.</li> </ul>			

### KEY GREENSPACE






SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSAYT0001	Ayton Playing Field	0.1

# Ayton

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



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