

# SETTLEMENT PROFILE

## BONCHESTER BRIDGE

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

### DESCRIPTION

Bonchester Bridge is situated 7 miles south east of Hawick on the A6088 where it crosses the Rule Water. The population of the village is 135 (2001 Census). It is located outwith any Strategic Development Area as defined in the SESplan.

### PLACE MAKING 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 and a primary school which is located approximately 500m south of the village. Rule Water is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Future expansion of the village will be considered during the process of the next Local Development Plan.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

There is no requirement for contribution towards education provision.

With regards to Waste Water Treatment Works, Bonchester Bridge has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.




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

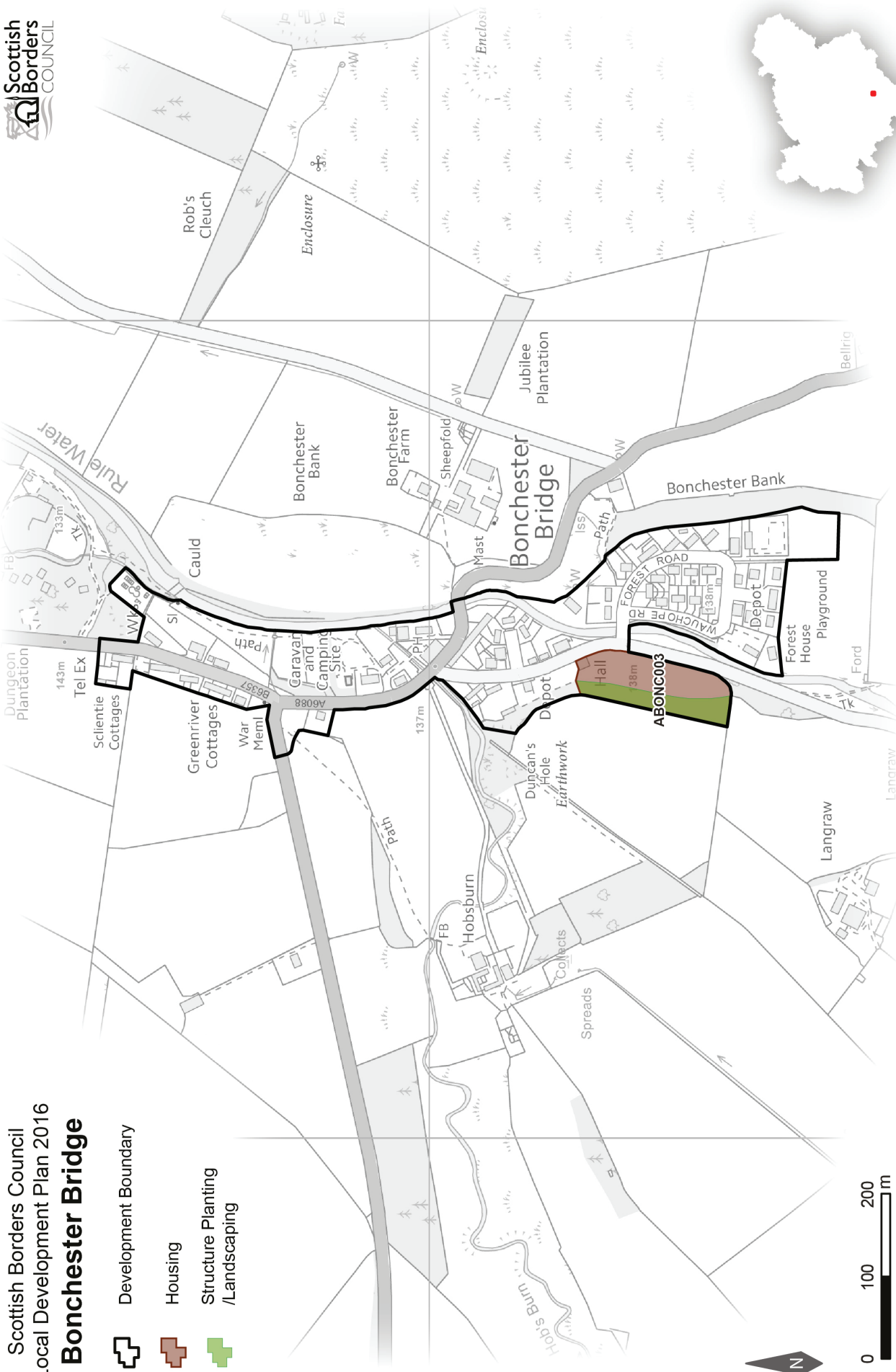
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

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

Scottish Borders Council  
Local Development Plan 2016  
**Bonchester Bridge**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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