

SETTLEMENT PROFILE

BLYTH BRIDGE

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

DESCRIPTION

Blyth Bridge is located outwith the Western Strategic Development Area, as part of the Development Strategy in the Strategic Development Plan. The village sits within the Northern Housing Market Area. The settlement is located 10 miles from Peebles and 9 miles from West Linton on the A701 principal road. The population of the settlement was 107 at the time of the 2001 Census.

PLACE MAKING CONSIDERATIONS

The village has expanded significantly over the past twenty 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 Old Mill.

The village lies at the bridging point of the Tarth Water and is south west facing. The village is open to views particularly when approaching from the south west. The village 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 Plan does not allocate any sites at Blyth Bridge. It is considered that the village is not suited to large scale development. 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.

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.

Peebles High School is forecast by the Director of Education and Lifelong Learning to face capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy.

With regards to Waste Water Treatment Works, Blyth 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.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

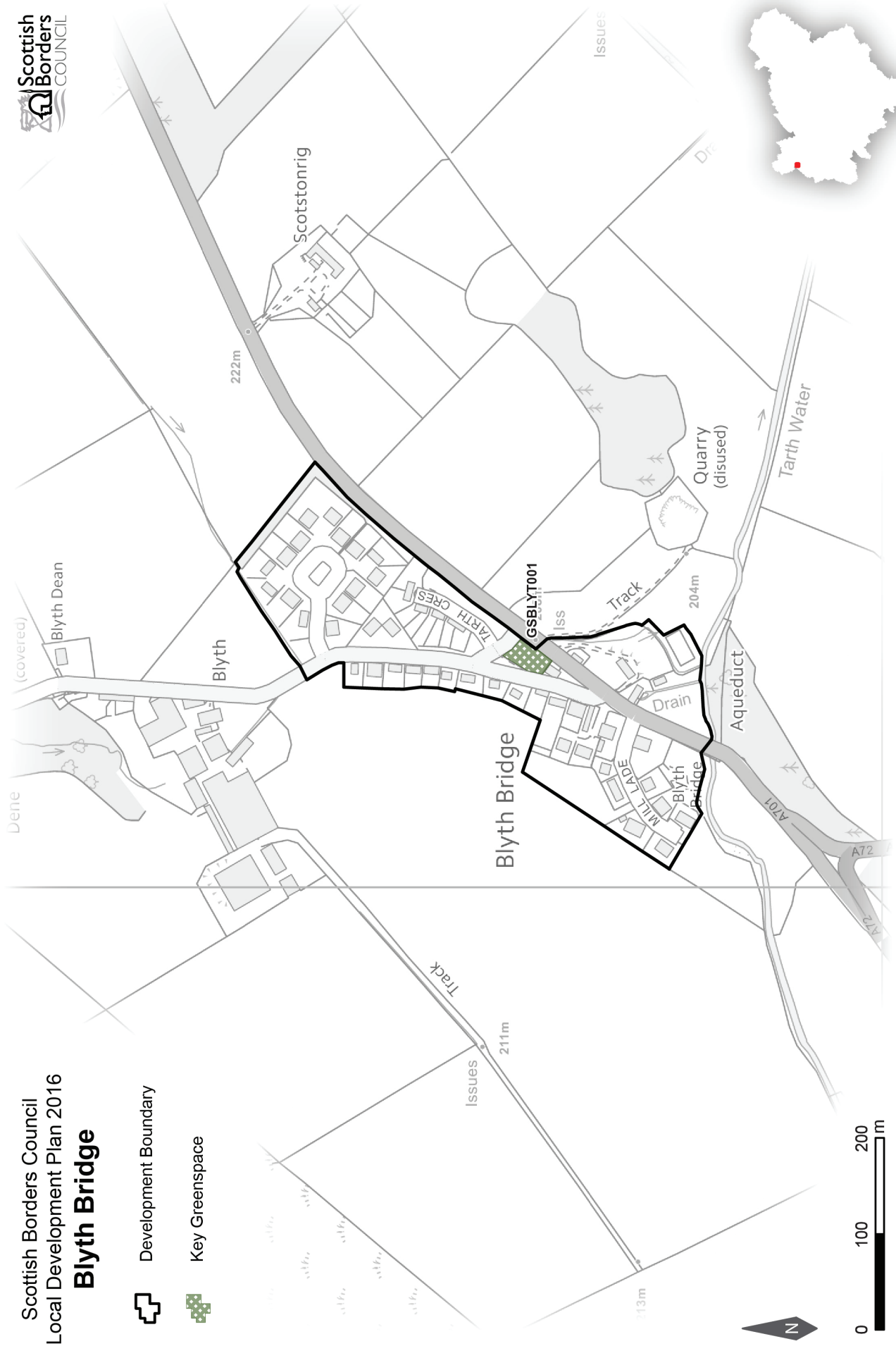
KEY GREENSPACE

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

Scottish Borders Council
Local Development Plan 2016
Blyth Bridge



-  Development Boundary
-  Key Greenspace



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