

# SETTLEMENT PROFILE

## BURNMOUTH

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

### DESCRIPTION

Burnmouth is located 3 miles south-east of Eyemouth and just under 6 miles from Berwick-upon-Tweed. The population of Burnmouth according to the 2001 Census was 220. It is located within the Eastern Strategic Development Area (SDA) as defined in the SESplan.

### PLACE MAKING 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, by 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 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 a housing allocation that remains undeveloped and as a result there will be no further development proposed in this LDP. However the settlement is located within the Eastern SDA and further development is possible in the long-term. Potential development to the north, at Burnmouth Hill, and to the south east will be resisted because it would have a negative impact on the character and setting of the village and also on the road network. Proposed development to the north east of East Flemington would also be resisted as this would be contrary to the existing settlement pattern. Further considerations that are relevant are the lack of services within the village and the prime agricultural land on the settlement surrounds.

### 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.

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, Burnmouth currently has sufficient capacity.

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

## DEVELOPMENT AND SAFEGUARDING PROPOSALS



### HOUSING

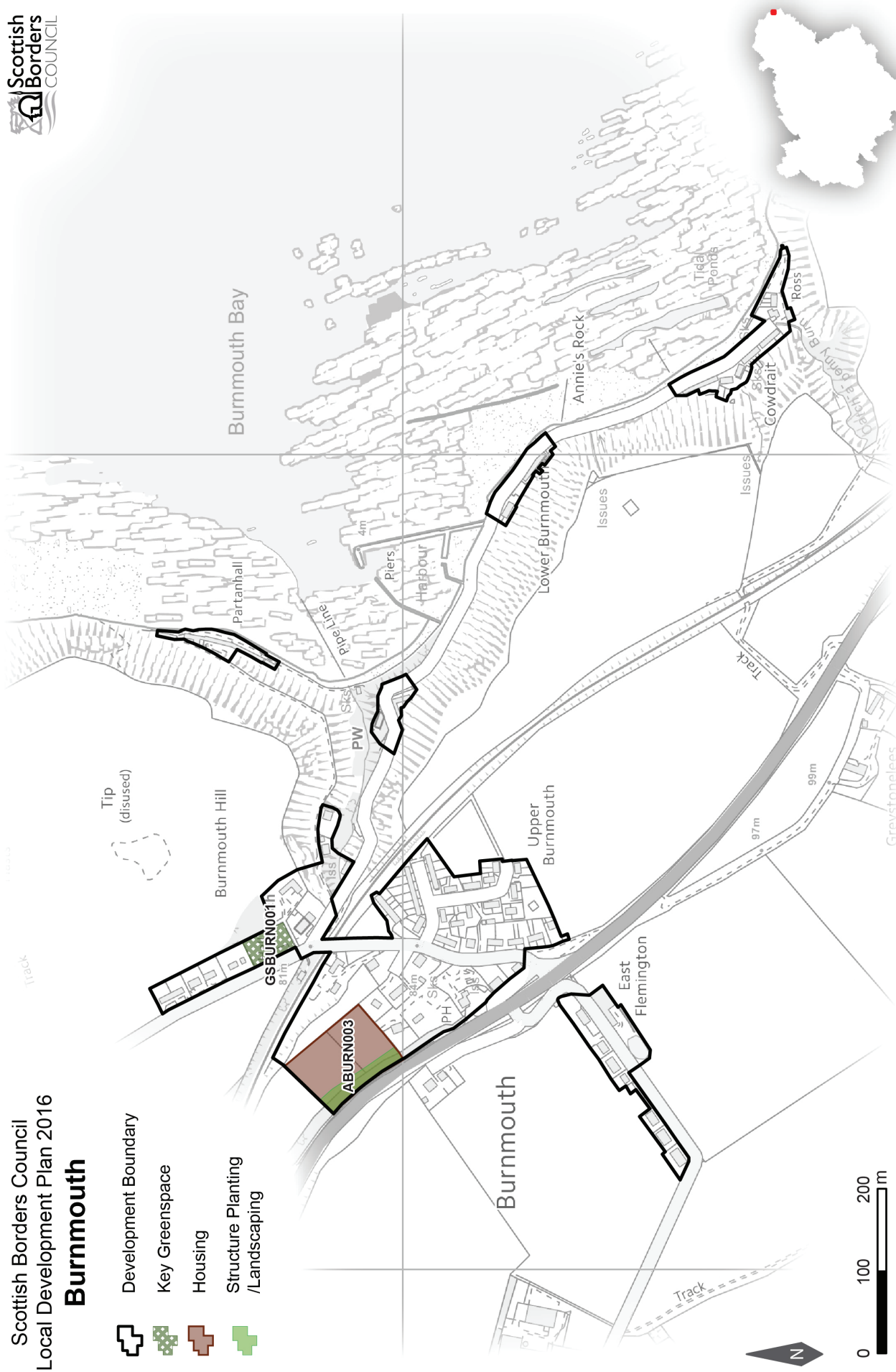
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABURN003	Lyall Terrace II	0.9	10
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

### KEY GREENSPACE

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

Scottish Borders Council  
Local Development Plan 2016  
**Burnmouth**

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



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Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.