

SETTLEMENT PROFILE

BOWDEN

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

DESCRIPTION

Bowden is located 2 miles from Newtown St Boswells and just over 4 miles from Melrose. The population of Bowden according to the 2001 census is 223. The village is located within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The character of Bowden stems much from its physical context - a village set around its Green. The main focus of the Conservation Area is the distinct layout centred on the aforesaid Green, single to two-storey properties, near continuous rows and high quality materials and architectural detailing. The Conservation Area of Bowden includes almost all the village, Bowden Kirk, the Mill and the Manse.

Bowden is also located in a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The village green is identified as a key greenspace.

Given the sensitivity of the character and setting of Bowden, there is very little scope for additional development. There are no allocated land use proposals included for Bowden in the Local Development Plan.

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 Earlston 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.

Bowden falls within an area identified for a contribution to the Borders Railway (See Policy IS3).

In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested

in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Planning Guidance on Developer Contributions.

With regards to Waste Water Treatment Works, Bowden is served by the Newtown St Boswells works which 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

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBOWD001	The Green	0.1

Bowden

-  Development Boundary
-  Conservation Area
-  Key Greenspace

