

SETTLEMENT PROFILE

CARLOPS

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

DESCRIPTION

Carlops is located to the far north-west of the Scottish Borders, close to the administrative boundary with Midlothian Council. Carlops lies to the east of the Pentland Hills on the North Esk. The village is located outwith the Western Strategic Development Area as part of the Development Strategy in the Strategic Development Plan and sits within the Northern Housing Market Area. The 2001 Census population was 92.

PLACE MAKING CONSIDERATIONS

The settlement Carlops was founded in 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggarr Road. A significant feature of the Village is the remains of the former quarry, in other locations it would be seen as unsightly but here it is attractive in an unusual way.

Carlops is a linear village that possesses a distinct identity and virtually the entire village sits within the Conservation Area. The openness of the field to the front of Carlops Mains contrasts with the height of the former quarry and gives a sense of enclosure. The most important part of the Conservation Area is the rows of original cottages that have been little altered and are single storey with porches. Elsewhere in the settlement some properties rise to two storeys such as the Allan Ramsey Hotel and Carlops Mains. While the majority of properties front onto the A702, most of the cottages have some form of garden ground to the front. Beige sandstone, slate and harling are frequently used throughout. The majority of the cottages have simple vertical boarded doors. Details such as dry stone boundary walls, skews, stepped quoins, rybats and margins are features that are notable within Carlops and should be preserved.

The Plan does not propose any development proposals. The village is subject to a high degree of protection, due to the high concentration of Listed properties and the extensive Conservation Area.

The greenspace to the front of Ramsay Cottages provides an attractive amenity space for the village and will therefore be protected.

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 Secondary School is forecast by the Director of Education and Lifelong Learning to face some 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.

A contribution at the new school rate towards West Linton Primary School will be sought to supplement Scottish Borders Council's investment in the new school.

With regards to Waste Water Treatment Works Carlops 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.

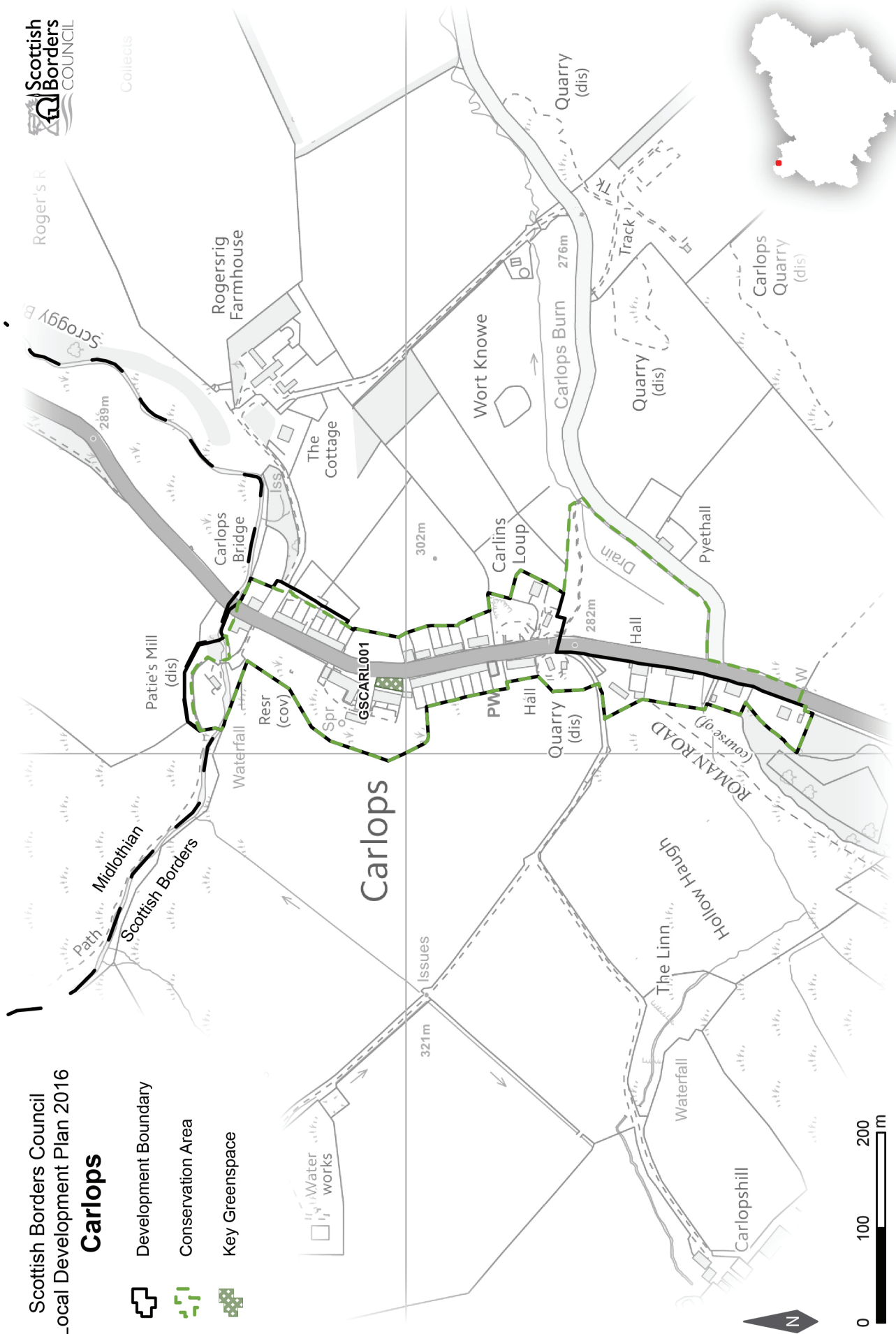
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARL001	Carlops Verge	0.03

Carlops

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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