

# SETTLEMENT PROFILE

## ASHKIRK

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

### DESCRIPTION

Ashkirk is located 5 miles south of Selkirk, just off the A7 trunk road. The population is 107 (2001 Census). The village is located within the Central Borders Strategic Development Area as defined in the SESplan.

### PLACE MAKING CONSIDERATIONS

Ashkirk comprises two clusters of buildings separated by open farmland; one beside the A7 and the other around the church, including the mansion houses of the Woll and Ashkirk House. Separation between the two parts of the settlement is important to maintain their distinct identities. The Ale Water, which lies to the south of the settlement, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Ashkirk is established by its setting in the wooded upland fringe valley of the Ale Water.

There is one area, at the Church, identified as key greenspace.

There are some opportunities for small scale infill development within the settlement boundary. Development at risk of flooding from the Ale Water will be resisted. The Plan does not identify any areas for future expansion beyond the period of this 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.

The settlement falls within an area identified for a contribution to the Borders Railway Project (see Policy IS3).

With regards to Waste Water Treatment Works, Ashkirk 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

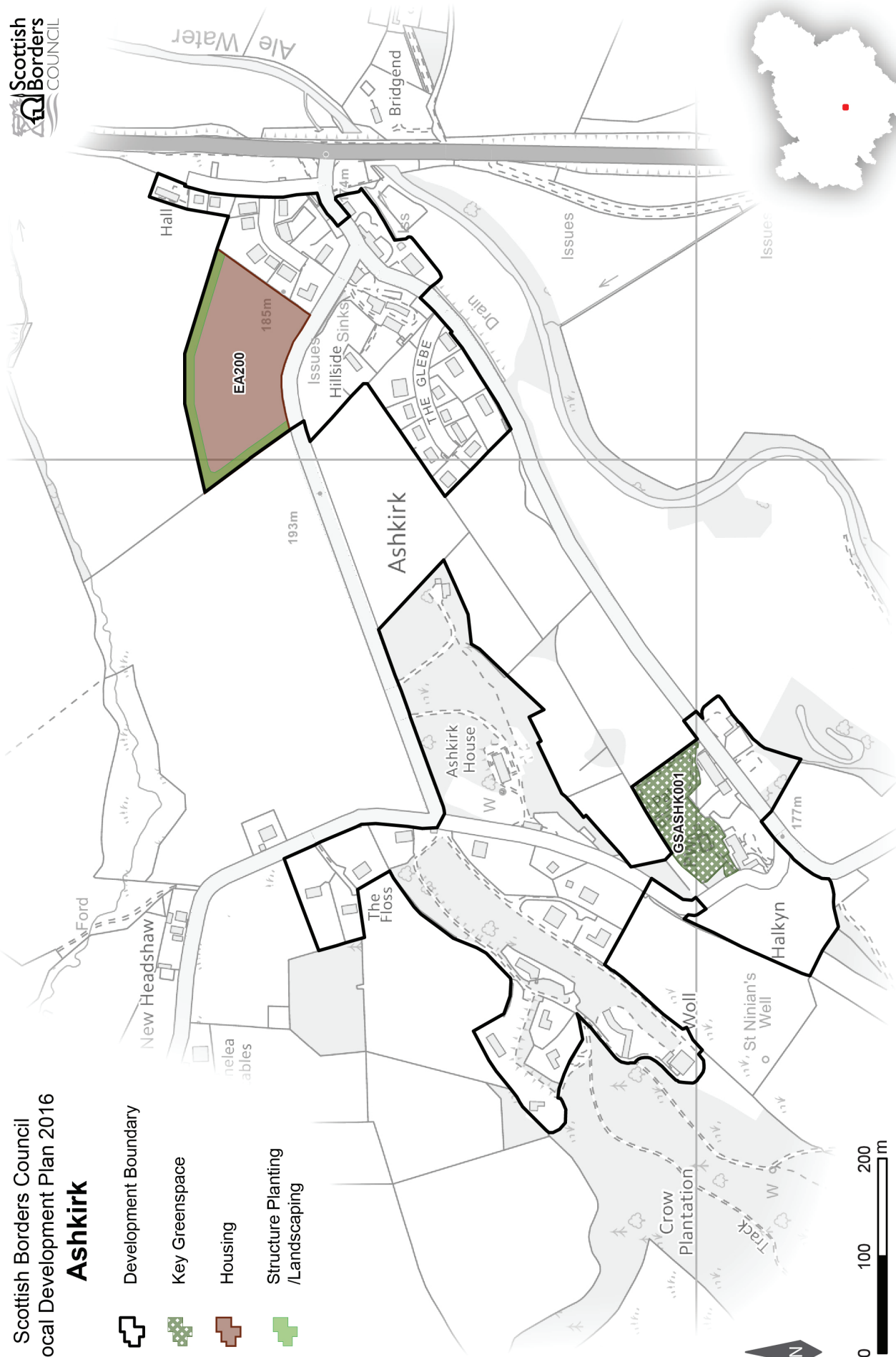
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	SITE CAPACITY
EA200	Cransfield	2.0	12
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access from the minor road to the south of the site with the requirement for visibility improvements</li> <li>• Pedestrian link to be provided from site to village</li> <li>• Structural landscaping along the northern and western perimeter</li> <li>• Retain hedge along road frontage where possible and enhance landscape through planting of small trees</li> <li>• The design and layout of the new buildings should also take advantage of the southerly aspect of the site to make best use of the microclimate to reduce energy usage.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSASHK001	Ashkirk Church	0.7

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

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



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