

# SETTLEMENT PROFILE

## CARDRONA

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

### DESCRIPTION

Cardrona is located within the Western Strategic Development Area, within the Development Strategy in the Strategic Development Plan. The settlement also sits within the Northern Housing Market Area. Cardrona is unique in the Scottish Borders in that it was a master planned new village. The 2001 Census population for Cardrona was 229, though at this time there were only 98 dwellings in the village.

### PLACE MAKING CONSIDERATIONS

The village lies within the River Tweed valley and straddles both sides of the river. The village lies to the southern side of the valley and benefits from a high degree of visual enclosure from the A72. The valley is formed by the Lee Pen, Kirk Law and Lee Burn Head along the northern side of the river and Wallace Hill to the south.

Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsbrugh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising a hotel, golf course and village.

The village has been developed around a central village green, and is well connected with a footpath network that links the settlement through to the countryside. A landscape framework plan was developed as part of the master plan for the settlement, to take advantage of the existing plantations of coniferous woodland planted along the northern boundary of the site and that which had self seeded along the route of the former railway line. Additional planting has been put in along the golf course that surrounds the village and also along the southern boundary to the B7062.

The Plan provides two mixed use allocations to the north west of the village. These sites are identified for a mix of uses including commercial and employment.

In view of the recent development of the village, as well as the constraints and sensitivity of the setting of Cardrona, it has not been possible to identify an area for longer term expansion.

The Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

Located outside the settlement, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike. During the lifetime of the Local Development Plan, the Council will support the development of a Masterplan as Supplementary Guidance in partnership with the Forestry Commission.

## 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. If development continues and school capacities are pressured further, a second primary school on the south of the river in Peebles will be required.

With regards to Waste Water Treatment Works, Cardrona 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






### MIXED USE

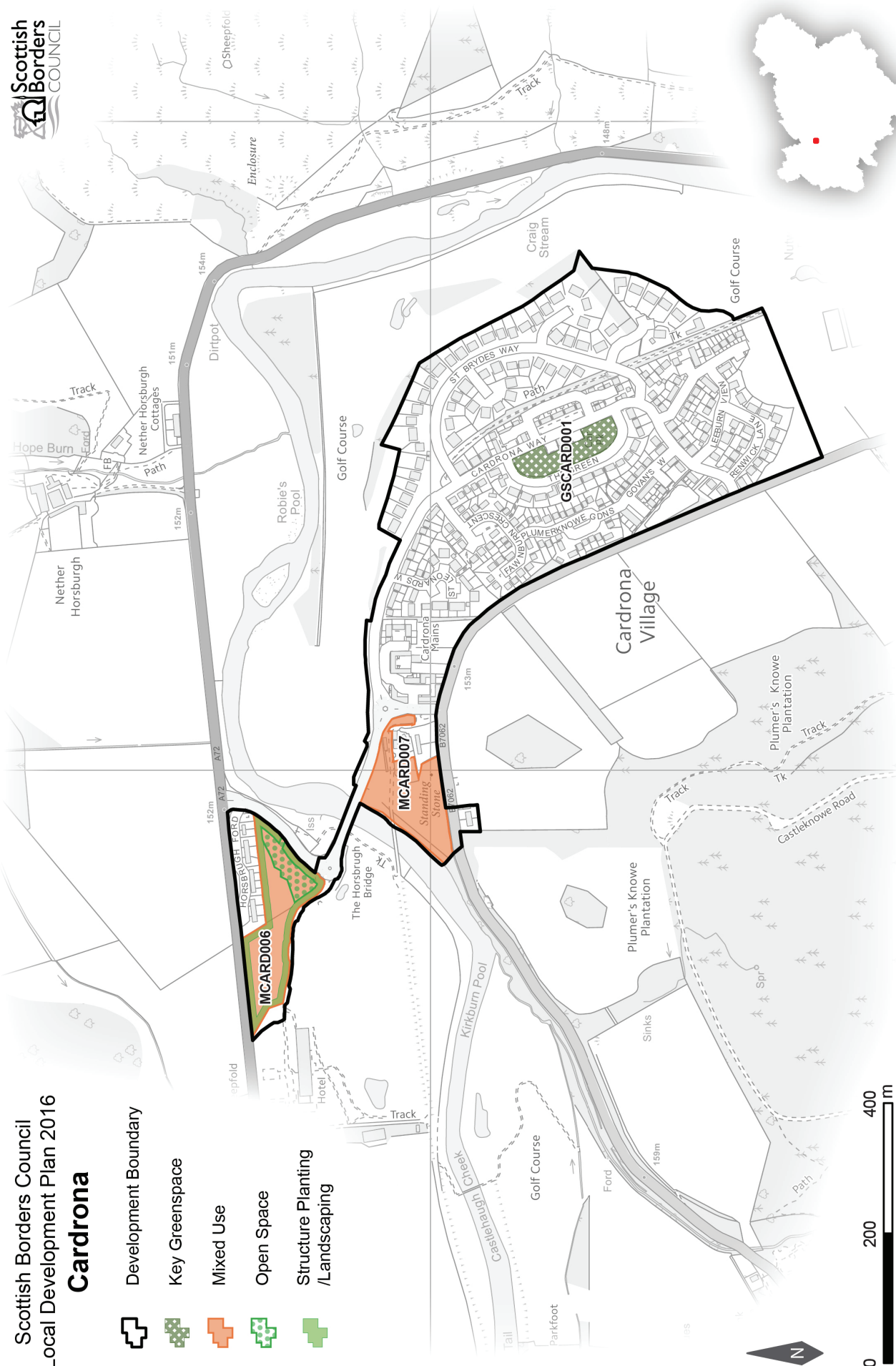
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCARD006	North of Horsbrugh Bridge	1.9	25
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>• The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development</li> <li>• A Flood Risk Assessment will be required to inform the development of the site</li> <li>• Provision of structure planting will be required to enhance, enclose and shelter the site</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			
MCARD007	South of Horsbrugh Bridge	1.6	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>• The site should provide for a mix of uses including commercial and employment</li> <li>• A Flood Risk Assessment will be required to inform the development of the site</li> <li>• The design and layout of the site including landscaping should take account of flood risk, archaeology and the Scheduled Monument</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest</li> <li>• Pipeline exclusion zones in the west of the site to be evaluated and mitigated</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARD001	The Green	0.8

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

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Open Space
-  Structure Planting /Landscaping



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