

# SETTLEMENT PROFILE

## CHIRNSIDE

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

### DESCRIPTION

Chirnside is located in Berwickshire, 6 miles to the east of Duns. The population of Chirnside according to the 2001 Census was 1204. The settlement is located within the Eastern Strategic Development Area (SDA) as identified in the SESplan.

### PLACE MAKING CONSIDERATIONS

Chirnside overlooks the Merse to the south; the Parish church is located to the south and the Kirkgate heads northward up-slope, with the buildings tight to the road. The Main Street then runs east to west at the upper side of the settlement. Modern development of the settlement has resulted in the south-west part filling out with housing now bounding the A6105.

Chirnside currently has a significant amount of allocated housing land (BCH7B, ACHIR003 and MCHIR001) which is not yet developed and as a result further allocations for this Local Development Plan period are not required. The mixed use (MCHIR001) site provides the opportunity for new housing and a retail site close to the centre of the village which would support and enhance the current services available. Large scale housing development has recently taken place in the south-west of the settlement.

As Chirnside is located within the Eastern SDA there is the potential for further development in the long-term, any such development will not be considered south of the A6105. Another consideration is that the surrounds of the settlement are designated as prime agricultural land.

### 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 Berwickshire 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, Chirnside 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 Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCH7B	Erskine Road	1.4	25
Site Requirements			
<ul style="list-style-type: none"> <li>• Take cognisance of the existing planning permission on the site</li> <li>• Take cognisance of the existing infrastructure built (access road)</li> <li>• Ensure the integrity of the Right of Way located to the west of the site</li> <li>• Take advantage of the southerly aspect</li> <li>• Respect the amenity of neighbouring properties</li> <li>• Provide satisfactory planting along the western, southern and eastern boundaries.</li> </ul>			
ACHIR003	Crosshill	0.5	8
Site Requirements			
<ul style="list-style-type: none"> <li>• Main vehicular access to the site from Dominies Loan to the east. Improvements to the junction of Main Street/ Dominies Loan and upgrades to the loan are required</li> <li>• Evaluation and mitigation of the potential archaeological interest of medieval structures is required</li> <li>• Structural planting/ landscaping is required in the north and west of the site to screen the site, create a new settlement boundary and protect the amenity of adjacent residential areas</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Evaluate and mitigate flood risk from overland flow</li> <li>• Adjacent footpath should be protected.</li> </ul>			

### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL1	Southfield	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Ensure pedestrian access to the Kirkgate is maintained</li> <li>• Satisfactory planting to be carried out on northern, southern and eastern boundaries where required to safeguard residential amenity</li> <li>• Long term maintenance of landscaped areas must be addressed</li> <li>• Ensure vehicular access to A6105 is maintained.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL25	Berwick Road	1.7	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district safeguarded business and industrial site as defined in Policy ED1</li> <li>• Ensure pedestrian and cycle access to Main Street and protect adjacent paths</li> <li>• Satisfactory planting to be carried out on western and northern boundaries where required to safeguard residential amenity, and on southern boundary to screen development from the road</li> <li>• Long term maintenance of landscaped areas must be addressed</li> <li>• Ensure vehicular access to A6105 is maintained.</li> </ul>			








## MIXED USE

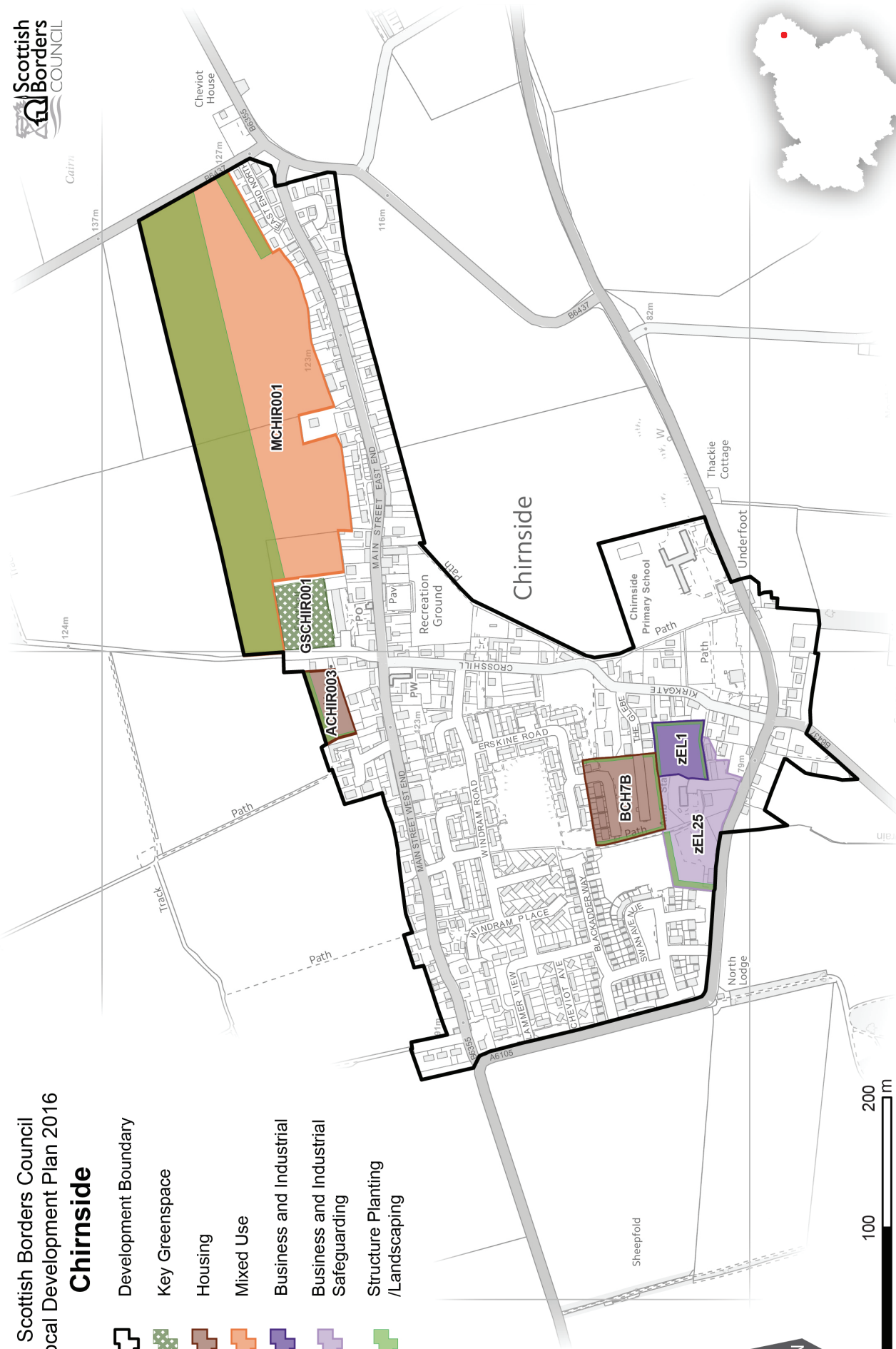
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCHIR001	Comrades Park East	13.2	60
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>• A mixed use site that incorporates 3 hectares for housing and 3 hectares for a retail opportunity close to the village centre</li> <li>• Provide pedestrian and cycle access to Main Street &amp; protect adjacent paths</li> <li>• Create the main vehicular access from the road to the east and consider a minor access to the west.</li> <li>• Consider the potential for direct vehicular links to the Main Street and associated off street parking for Main Street properties</li> <li>• A substantial new woodland boundary to create a new natural development boundary and contain the site. It should have a footpath running through it that allows access to Comrades Park football ground</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Design and layout should be sympathetic to the local character and take advantage of southern aspect for energy efficiency &amp; solar gain.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHIR001	Comrades Park Football Ground	0.8

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

-  Development Boundary
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  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.