

SETTLEMENT PROFILE

COCKBURNSPATH

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

DESCRIPTION

Cockburnspath is located just over 13 miles from Duns. The population of Cockburnspath according to the 2001 Census was 412. It is located outwith the Strategic Development Areas (SDA) as identified in the SESplan.

PLACE MAKING CONSIDERATIONS

Cockburnspath overlooks the North Sea, and the Berwickshire Coast Special Landscape Area. The settlement has grown outward to the south-west from the market square and old 'Mercat' cross. The village has developed on a south-west facing slope and as a result development off Hoprig Road, which winds through the village, is on different levels. In the last 20 years the settlement has expanded northward with a modern housing development at Toll View/Lady Hall.

The Conservation Area covers the historic core of the settlement and there are many distinctive townscape characteristics that provide a sense of place. Properties range from single storey outbuildings that line the east side of the Kirkyard, to storey and a half, and two storeys around The Square. The use of building materials, such as sandstone, harling, pantiles and slate, and architectural details such as transom lights, sash and case windows, and bay windows all add to the character. Any new development must aim to positively contribute to the Conservation Area. There are seven Listed Buildings within the Conservation Area of which three are category 'A'.

Cockburnspath has two existing housing allocations which have not yet been developed and as a result there is no land further allocated in this Local Development Plan (LDP).

Once the allocated sites are developed the preferred area for expansion would be between the development boundary and Pathhead House to the north. Development into the open fields to the west and over the road to the east should be avoided to maintain the settlement form. This land is also designated as prime agricultural land. Expansion to the south would be impractical due to the operational mineral workings and the topography. In addition the restrictive road network within the village would adversely affect the potential for further development land in the immediate surrounds.

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.

A contribution towards Eyemouth 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 and Water Treatment Works, Cockburnspath currently has sufficient capacity.

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 |
|---|---------------|----------------|--------------------------|
| BC04B | Dunglass Park | 3.8 | 45 |
| Site Requirements | | | |
| <ul style="list-style-type: none"> • Safeguard the existing right of way from Toll View onto the A1 access road and on the western edge of the site, leading into the village, and provide for pedestrian and cycle links through the site • Take vehicular access from the existing link off the A1 access road at Lady Hall Road, in line with Roads Planning advice • Explore the potential for extending the building line along the A1 access road at the southern part of the site • Safeguard the existing planting on eastern edge of the site; safeguard and extend the planting on the northern and southern edges; provide planting on the western edge of the site • Protect the amenity of existing residential properties • Take advantage of the long views and southerly aspect of the site. | | | |
| BC010B | Burnwood | 1.8 | 30 |
| Site Requirements | | | |
| <ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site • Provide satisfactory screen planting on the north-western boundary to protect residential amenity; safeguard existing planting on the eastern boundary; and provide planting along the southern boundary • Take advantage of the southerly aspect of the site • Maximise the potential of long views from the site • Provide for pedestrian and cycle links, and a minor vehicular access through to Croftsacre and on into the village • Vehicular access from the A1 access road that runs adjacent to the site, in line with advice from the Council's Roads Planning team • A flood risk assessment is required to inform the site layout, design and mitigation. | | | |

KEY GREENSPACE

| SITE REFERENCE | SITE NAME | SITE SIZE (HA) |
|----------------|-----------------|----------------|
| GSCOPA001 | Church Hall | 0.1 |
| GSCOPA002 | Cross | 0.2 |
| GSCOPA003 | Allotments | 0.1 |
| GSCOPA004 | Football Ground | 0.8 |

Scottish Borders Council
Local Development Plan 2016
Cockburnspath

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



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