

SETTLEMENT PROFILE

CLOVENFORDS

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

DESCRIPTION

Clovenfords is located almost 3 miles west of Galashiels. The population according to the 2001 Census is 421. Clovenfords is located within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The settlement sits on undulating grasslands and is surrounded by rolling hills. The original settlement was clustered around the Clovenfords Hotel beside a bridging point over the Caddon Water.

The settlement is on the strategic public transport network. It has regular bus services between Edinburgh, Galashiels and Melrose. The settlement is within ten minutes drive time of the railway station at Tweedbank.

A Special Area of Conservation follows the Caddon Water through the western parts of the village; this requires special consideration in terms of development. The area around the Caddon Water is also under risk of flooding.

There is one area, at Meigle Row, identified as a key greenspace.

The Plan provides housing allocations to the south of the village at Caddonhaugh and further west at Clovenfords West, as well as at Meigle.

Once the allocated sites are fully developed the preferred areas for future expansion beyond the period of this Local Development Plan will be the area to the north east of the settlement and also to the south of the existing housing allocation at Meigle. The areas suggested for future growth are indicative only and will require further detailed assessment during the next review of the Local Development Plan.

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 Clovenfords Primary School will be sought to supplement Scottish Borders Council's investment in the new school.

Clovenfords falls within an area identified for a contribution to the Borders Railway (See Policy IS3).

In respect of the Waste Water Treatment Works and Water Treatment Works, Clovenfords currently has sufficient capacity.

In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Planning Guidance on Developer Contributions.

Further information is available from Supplementary Guidance/ Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

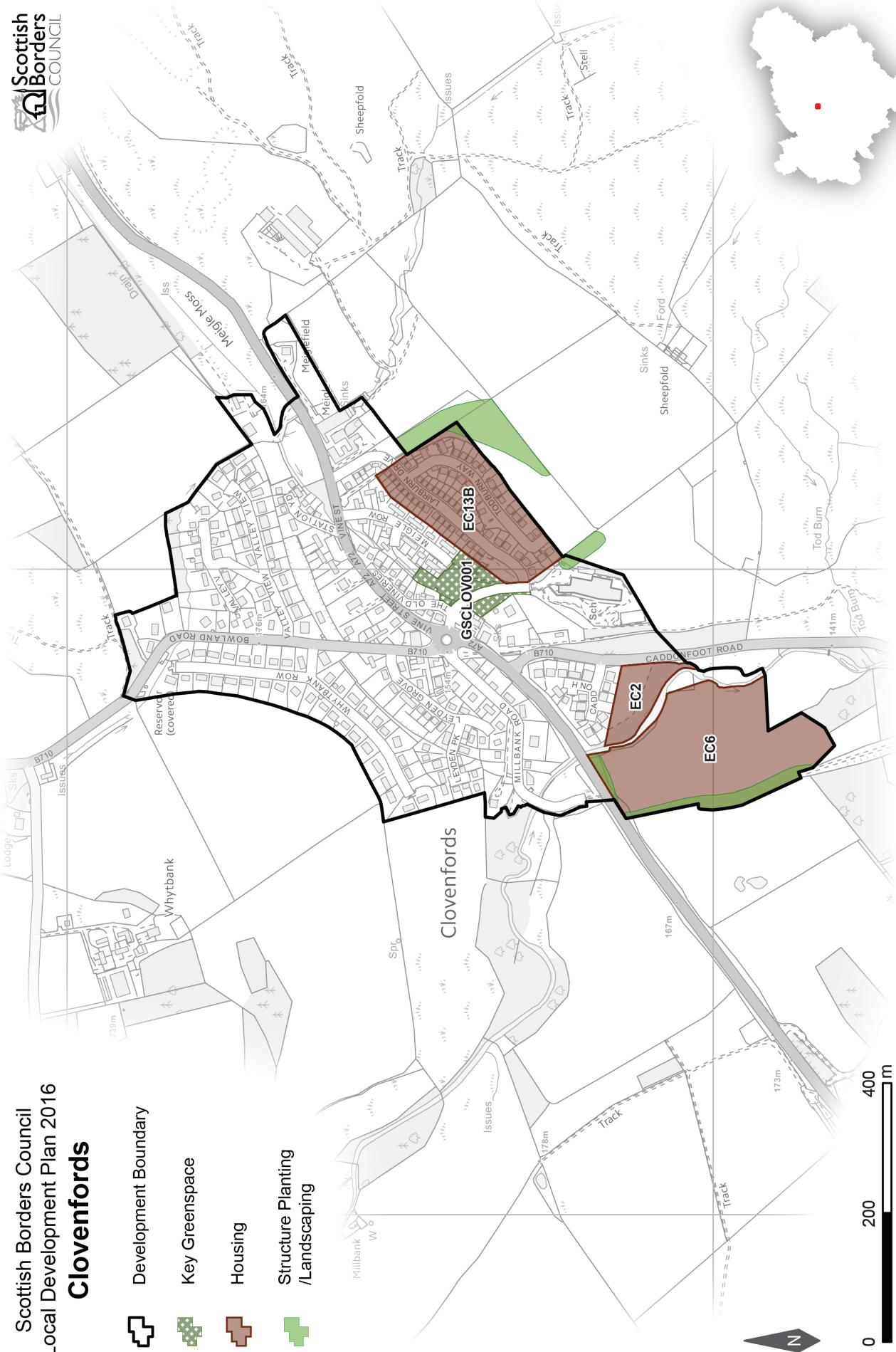
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EC2	Caddonhaugh	0.9	6
Site Requirements			
<ul style="list-style-type: none"> The site is located within a flood risk area. A Flood Risk Assessment will be required Mitigation measures are required to prevent any impact upon the River Tweed Special Area of Conservation Vehicular and pedestrian access from Caddonhaugh to the north Site investigation and risk assessment of potential contamination Existing trees to be retained and protected The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage Safeguard amenity of existing neighbouring residential properties Ecological survey of the site. 			
EC6	Clovenfords West	4.9	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EC13B	Meigle	3.4	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCLOV001	Clovenfords Green	0.7

Scottish Borders Council
Local Development Plan 2016
Clovenfords

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



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