

SETTLEMENT PROFILE

COLDINGHAM

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

DESCRIPTION

Coldingham is located 3 miles north-west of Eyemouth. The population of Coldingham according to the 2001 Census was 607. It is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan Proposed Plan.

PLACE MAKING CONSIDERATIONS

Coldingham sits within an attractive rolling landscape with narrow and deeply incised stream valleys. The settlement is also closely associated with the Berwickshire coastline, which is designated as a Special Landscape Area. The Priory forms a significant element of the settlement and development has progressed along narrow winding streets largely contained by the burns that run east to west.

The rise and fall and twists and turns of the narrow streets and lanes are an important characteristic of the Conservation Area. Properties range from single, one and a half, and two storeys in height. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. The use of building materials are important; sandstone, harling, pantiles and slate all help to form the character. Architectural details such as transom lights, sash and case windows, margins and rybats also add to the sense of place. Any new development must aim to positively contribute to the existing character of the Conservation Area. There are 26 Listed Buildings within the Conservation Area including two of category 'A'. The Priory is also a Scheduled Monument.

Coldingham has two existing housing allocations which are yet to be developed, as a result there is no further land allocated for housing in this Local Development Plan (LDP) period. However the village is located within the Eastern SDA and there may be potential for further development land beyond the LDP period to meet future housing targets. The preferred area for future expansion is the area to the west of Coldingham, on the north side of School Road, although this would be subject to improvements in the road system in the town, which is severely constrained. The road network would constrain development to the south of the town and development in other directions would be resisted due to the adverse impact on the character and setting of the village.

Land is available for a new cemetery; however this is subject to access constraints. There may be requirement for an alternative site to be brought forward if these issues cannot be overcome.

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, Coldingham 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
BCL2B	Bogangreen	3.3	36
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief, which shall be updated to consider the need for flood risk assessment and the investigation of whether culverted watercourses are present within the site. 			
BCL12B	The Firs	0.7	10
Site Requirements			
<ul style="list-style-type: none"> Consider an active frontage at the northern edge, onto the A1107 Ensure vehicular access off the A1107 and take cognisance of existing junctions and 30mph speed limits Ensure intermittent planting along the southern and western edge of the site to provide a defined settlement boundary Protect existing planting along northern and eastern edge where appropriate Take advantage of long views from the site Maximise solar gain from the southerly aspect. 			





CEMETERY

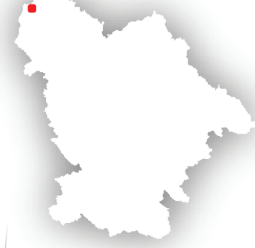
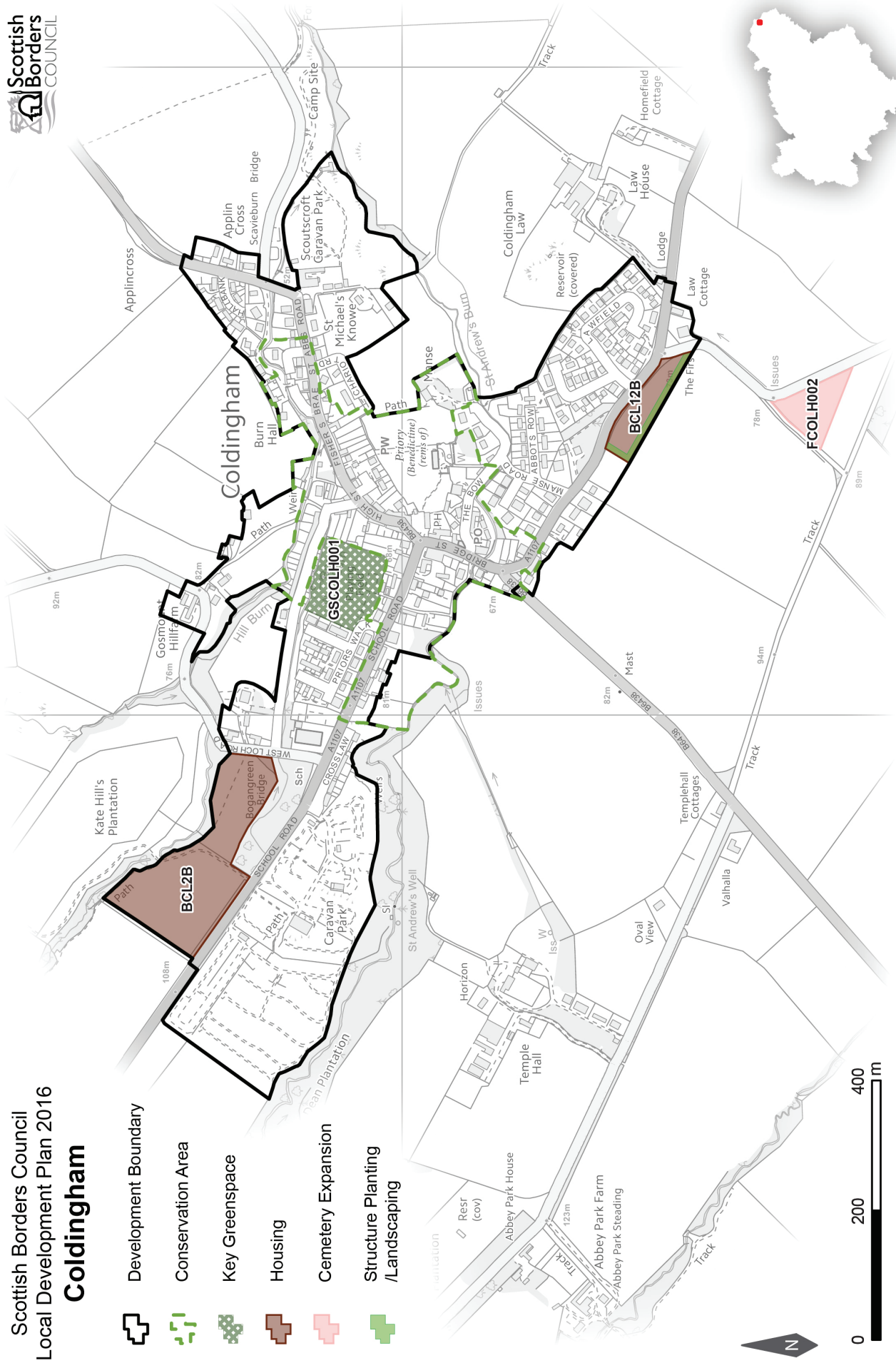
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FCOLH002	Cocket Hat	0.7
Site Requirements		
<ul style="list-style-type: none"> Discussion with the Council's Roads Planning team to achieve acceptable access and parking. 		

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLH001	Priors Walk Rec	1.2

Scottish Borders Council
Local Development Plan 2016
Coldingham

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



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