

# SETTLEMENT PROFILE

## COLDSTREAM

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

### DESCRIPTION

Coldstream is located 10 miles to the south of Duns. The population of Coldstream according to the 2001 Census was 1846. The town is located outwith the Strategic Development Areas (SDA) as identified by the SESplan.

### PLACE MAKING CONSIDERATIONS

Sited at the border on the banks of the River Tweed; the town is an important 'gateway' into the Borders. Coldstream has developed northward through housing estates and an industrial estate, and the fringes are identified for further housing and business and industrial development.

The Conservation Area includes much of the historic core; various parts contribute to its character including the River Tweed and the Market Square. The High Street changes in level along its length. Shops are centred along the High Street and not the Market Square as would be seen in most other market towns. Two to three storey buildings predominate, and building materials vary including, sandstone, harling, slate, and brick chimneys. Architectural elements like rybats, margins, quoins, skews, and transom lights are notable. Any development must aim to respect the Conservation Area and take account of these important features. There are 97 Listed Buildings within the Conservation Area.

Coldstream has a number of housing, redevelopment, and business and industrial land allocations which are yet to be developed and as a result there are no further allocations within this Local Development Plan (LDP). Given the town's size there is demand for development and two longer term housing areas to the north east of the settlement are identified (SCOLD001 and SCOLD002), these will require further assessment and a masterplan.

Development to the west of Coldstream is not appropriate because of the Hirsell Garden and Designed Landscape; to the south the Tweed floodplain and mature woodland provide an effective barrier; and to the east the Tweed itself provides a settlement edge.

The River Tweed is designated as a Special Area of Conservation and any development proposals which could affect the designated site would have to adhere to the requirements of LDP policy EP1.

## 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 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.

This settlement is identified within the Council's Flood Contingency Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to the Indicative River and Coastal Flood Map (Scotland). A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

With regards to Waste Water Treatment Works and Water Treatment Works, Coldstream 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
BCS3A	Guards Road	0.3	7
Site Requirements			
<ul style="list-style-type: none"> <li>Maintain grass verge facing onto Guards Road, with planting on western side, and hedge planting along northern edge</li> <li>Take vehicular and pedestrian access from Douglas Court</li> <li>Ensure amenity of neighbouring residential properties is protected</li> <li>Provide for a central courtyard to ensure overlooking of parking area.</li> </ul>			
BCS5B	West Paddock	4.5	60
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
ACOLD004	South of West Paddock	1.5	20
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access from allocated housing site BCS5B to the north</li> <li>Creation of structural planting/landscaping along eastern boundary to protect amenity of houses to the south east</li> <li>Structural planting/landscaping along the southern boundary of the site to screen development from the Hirsell Garden &amp; Designed Landscape and improve the boundary of the settlement</li> <li>Plant the field south of the site as woodland to screen new and existing residential development from the Hirsell Garden &amp; Designed Landscape, enhance the setting of the settlement and create a recreational amenity</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>High quality design paying tribute to the local character of Coldstream</li> <li>Preference to form pedestrian link into woodland walk on adjoining land to west which links into core path 46</li> <li>There are crop mark records in adjoining fields so it is likely that archaeological investigation would be required ahead of development.</li> </ul>			

## POTENTIAL LONGER TERM HOUSING (subject to review)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCOLD001	Hillview North 1	12.6	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access from Duns Road, Hill View, the A6112, via site BCOLD001 and a minor link from Priory Bank. Improvements to the A6112/Coldstream Mains Farm road junction</li> <li>• Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</li> <li>• New structure planting/ landscaping, including woodland, to improve the setting of the areas, screen and shelter development. Establish single trees in association with field boundaries and access routes</li> <li>• Conserve the existing tree belt to the south of the site and reinforce it with new planting</li> <li>• Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the employment allocation BCOLD001</li> <li>• Archaeological investigation of the site</li> <li>• Investigate need for diversion of water main in eastern part of site SCOLD002</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• The incorporation of employment allocation BCOLD001 into the Masterplan.</li> </ul>			
SCOLD002	Hillview North 2	3.8	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Please see the site requirements for SCOLD001 above.</li> </ul>			

## BUSINESS AND INDUSTRIAL LAND

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCOLD001	Lennel Mount North	7.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• A site incorporating land for both long and short term class 4, 5 and 6 employment use</li> <li>• Vehicular access from the A6112 and Hill View. Improvements to the A6112/ Coldstream Mains Farm road junction</li> <li>• A sense of arrival should be created at the entrance from the A6112</li> <li>• Enhancement to existing woodland south of the site which provides amenity space and will act as a buffer between the existing residential areas and employment uses</li> <li>• Enhance existing footpaths. Create new footpath linkages through the site and links to the potential longer term housing area to the west</li> <li>• Establishment of structural planting/ landscaping, including woodland, to create a setting for employment uses, shelter the site and create a new settlement boundary. This will also provide a buffer between the site and surrounding uses, including the potential longer term housing to the west</li> <li>• Focus general employment uses in the centre of the site and office, business and lighter employment uses along the edges, which are in closer proximity to existing and potential longer term housing areas</li> <li>• Design the site to relate to the potential longer term housing area to the west</li> <li>• The long term maintenance of landscaped areas must be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL28	Hillview Industrial Estate	3.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a district safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL27	Coldstream Workshops	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a local safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR017	Duns Road	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigation of possible contamination</li> <li>Investigation of vehicular access from Duns Road.</li> </ul>			
zR018	Lees Farm Mill	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigate the potential to redevelop/re-use existing Listed Buildings</li> <li>Investigation of potential flood risk</li> <li>Investigation of access from the Kelso Road.</li> </ul>			
zR019	Trafalgar House	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigate the potential to redevelop/re-use the existing Listed Building.</li> </ul>			

## CEMETERY











SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
FCOLD001	Lennel	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Archaeological work required</li> <li>Provision for parking required</li> <li>Provision of junction sightlines for exiting the site</li> <li>Provision for pedestrian safety</li> <li>Consultation with HSE required.</li> </ul>			

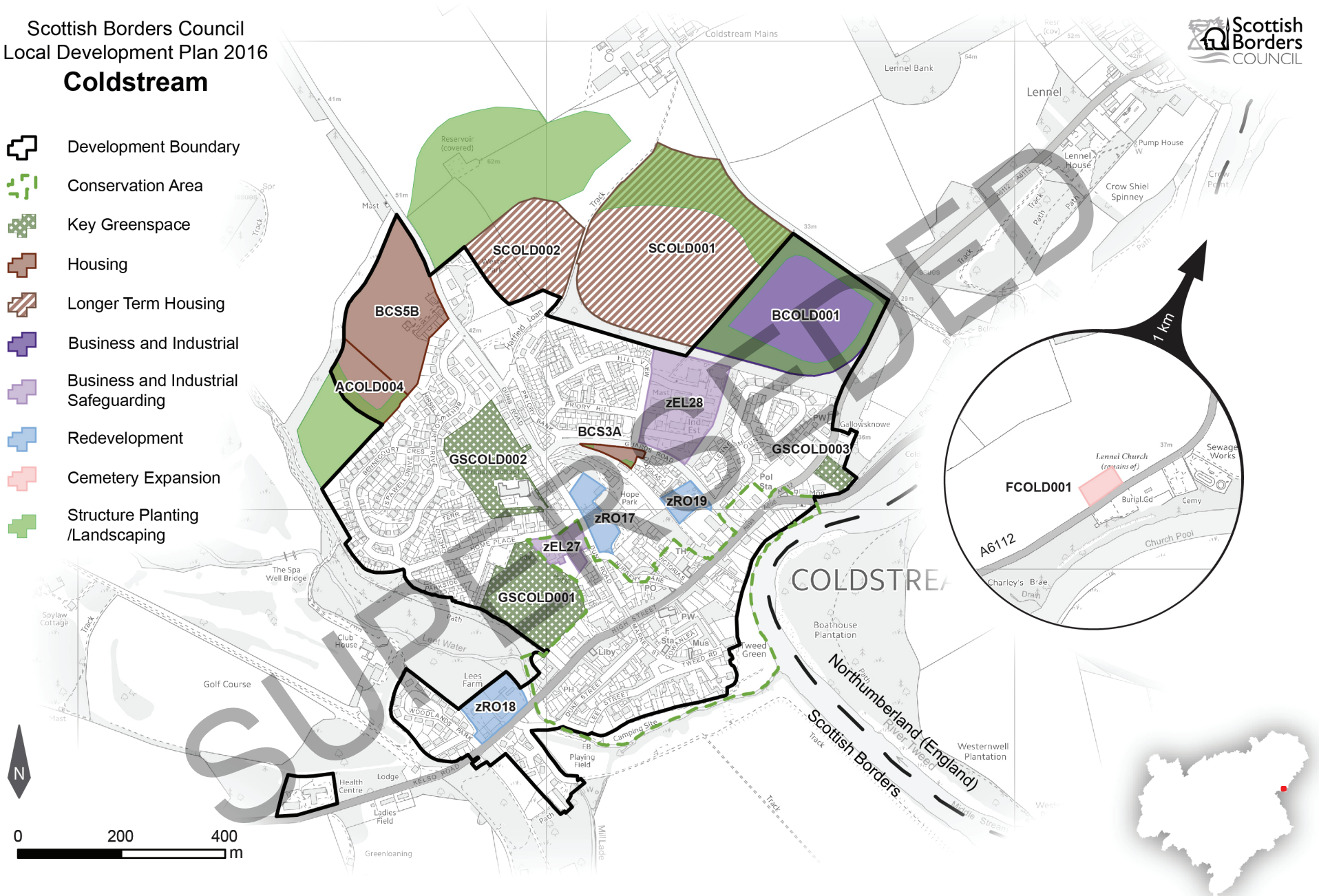
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLD001	Home Park	3.1
GSCOLD002	Coldstream Primary School	2.4
GSCOLD003	Tennis Courts	0.3

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



-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Redevelopment
-  Cemetery Expansion
-  Structure Planting /Landscaping



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