

CRAILING

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

DESCRIPTION

Crailing is located in the Central Borders Housing Market Area, 7 miles to the south of Kelso. The approved Structure Plan recognises the Central Borders as the primary development hub. The Development Strategy indicates that this area will be the primary focus for development. According to the 2001 Census the population of this settlement is 36.

In the approved Structure Plan Alteration, there is potential for short term expansion in a number of the smaller settlements in the Central Borders. The settlement map therefore provides a short term housing allocation in Crailing. Landscaping is also indicated and would need to be incorporated into any development of the site.

CONSERVATION AREA STATEMENT

This settlement does not have a Conservation Area designation.

ALLOCATED LAND USE PROPOSALS

Land Use	Site Name	Phase proposal added	Site Code	Indicative Housing Capacity	Area (ha)
Housing	Crailing Toll	LPA	ACRA1001	5	0.4

LOCAL PLAN AMENDMENT LAND USE PROPOSALS

The following requirements apply to the site which was included within the Local Plan Amendment.

Housing Allocation:

Housing site code: ACRA1001

Site name: Crailing Toll

Site size: 0.4ha

Site capacity: 5 units

Site requirements:

- Structure planting required on the north eastern and eastern boundary to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required.
- Scale and style of development needs to be carefully considered paying heed to the size and scale of existing settlement.
- Location of culvert needs to be considered in the layout of the site.
- Mitigation measures are required to prevent any impact on the River Tweed SAC.
- Assessment of the requirement for archaeological evaluation along with associated mitigation measures is required.
- Protected species interests have been recorded in the area and further assessment on nature conservation will be required.
- There should be no direct access onto A698.

INFORMATION RELEVANT TO POTENTIAL DEVELOPER CONTRIBUTIONS

Note that this list is not necessarily exhaustive, but represents best information at the time.

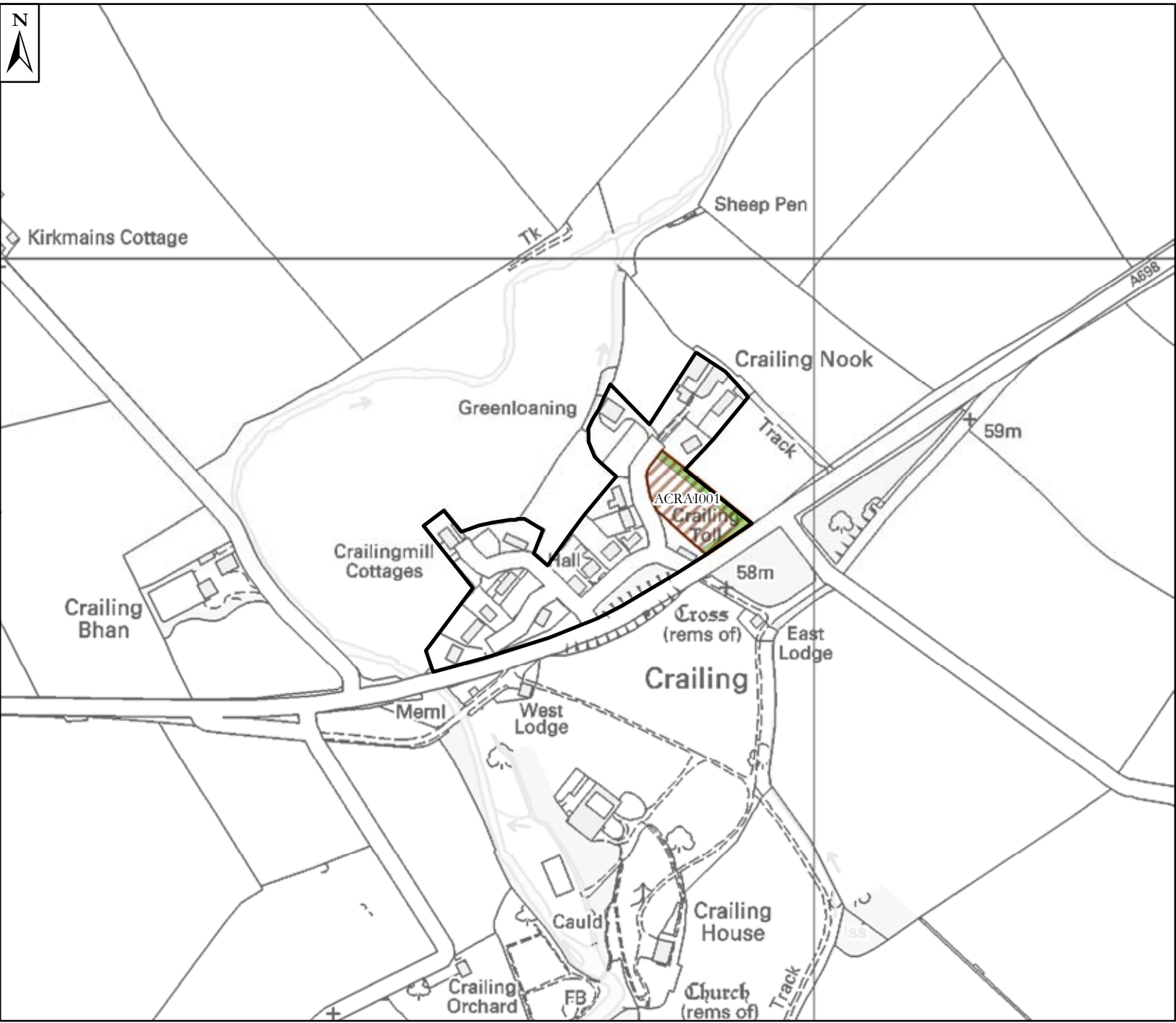
Affordable Housing

Affordable Housing will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing. The scale and type will be guided by any Housing Needs Assessments already undertaken.

Waste Water Treatment

With regards to Waste Water Treatment Works, Crailing has no capacity to allow further development without contributions from developers towards upgrades to works to provide additional capacity.

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



Scottish Borders Council
Consolidated Local Plan 2011

Crailing

Scale 1:5,000

Key

Policy Boundaries

Development Boundary (G8)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

Land Use Proposals (H3 Applies)

Amendments

Housing

Structure Planting/Landscaping

For further information, including help reading this document, please contact:

Plans and Research Team
Environment &
Infrastructure
Council Headquarters
Newtown St Boswells
Melrose TD6 0SA



Tel: 01835 826511
Email: localplan@scotborders.gov.uk

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.

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