

SETTLEMENT PROFILE

DENHOLM

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

DESCRIPTION

Denholm is situated on the south bank of the River Teviot, mid-way between Hawick and Jedburgh on the A698 road. The population is 608 (2001 Census) and the village lies within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. The village is set within the landscape of the lowland valley of the Lower Teviot. The River Teviot, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. Denholm Dean, the wooded valley of the Dean Burn, forms a natural edge to the west of the village. The village is surrounded by the Teviot Valleys Special Landscape Area.

Denholm Conservation Area includes the central Green area, together with a smaller Green at Kirkside, part of Cannongate and the former Denholm Mill that is now in residential use. The village is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick. The properties around the Green are mainly two storey on a simple rectangular plan, gable ends and eaves to the roadside. Most buildings are constructed in continuous rows but there are a few examples of detached cottages.

Traditional building materials prevail throughout the Conservation Area, architectural detailing includes sash and case windows, and stone cills, jambs and lintels around window and door openings. It is all of these elements that give Denholm its distinct appearance that should be conserved. Any proposed alterations to individual buildings or any new development should seek to respect the individual buildings and the wider Conservation Area. There are six listed properties within the Conservation Area of which the Westgate Hall is a Category 'A'.

A number of shops and two pubs/hotels are located in the village centre. The new Denholm Primary School is situated on the western edge of the village.

The Village Green is identified as a key greenspace.

Recent development has taken place on the eastern side of Denholm, at Croftfield, which adjoins the allocated housing sites at Denholm Hall Farm, to the north side of Jedburgh Road.

The preferred area for future expansion beyond the period of this Local Development Plan will be the south-eastern edge of the village. Expansion will be dependant upon suitable access and landscaping. Development to the north-west of the settlement will be resisted where it will have a significant effect on the River Tweed international Special Area of Conservation site. Development to the west of the settlement will also be resisted as it would cross the natural boundary of the Denholm Dean. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

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.

There is no requirement for contribution towards education provision.

With regards to Waste Water Treatment Works, Denholm has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

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
RD4B	Denholm Hall Farm	0.9	10
ADENH001	Denholm Hall Farm East	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			







CEMETERY

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FDENH001	Bedrule	0.1
<ul style="list-style-type: none"> Discussion with the Council's Roads Planning team to achieve acceptable access Suitable boundary treatment is required Existing boundary features should be retained Archaeological work required. 		

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2

Denholm

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



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