

SETTLEMENT PROFILE

DUNS

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

DESCRIPTION

Duns is one of the principal towns within the Eastern Strategic Development Area (SDA) as identified by the SESplan. According to the 2001 Census the population was 2,626.

PLACE MAKING CONSIDERATIONS

Duns sits with the Castle and Duns Law to the north whilst the southern edge of the settlement sits on the Merse lowland. A mire runs east to west and there is an area of wetland to the south of the existing Primary School. The settlement radiates from the medieval church, Market Square and Cross with older buildings evident between the entrance to the Castle grounds and the Parish Church. The main shops are located around the Squares that mark the centre of the town and there are also buildings representing the administrative role of the town within Berwickshire. Latterly modern housing has been built away from the town centre, whilst to the south an industrial area has developed at Cheeklaw.

The Conservation Area in Duns contains distinctive characteristics that can only be found in the town. The majority of the properties are focused around the squares in the town centre and along Newtown Street. A variety of building styles are present adding to the uniqueness of the place and on the whole they follow the streetscape. The use of building materials such as sandstone, harling, slate, and architectural details such as transom lights, sash and case windows, and crow steps, contribute to the sense of place. Any development must aim to positively contribute to the character of the Conservation Area. There are 118 Listed Buildings within the Conservation Area of which the Mercat Cross is Category 'A'.

The LDP puts forward a network of town centres and Duns is recognised within this as an important district centre. A Core Activity Area has been defined, running along part of the north side of Market Square, then from the bank round to the corner with Murray Street. The Core Activity Area represents the core area for public activity in Duns and also represents an important historic part of the town.

A site, South of Earlsmeadow Phase 1 (ADUNS023), has been allocated to help meet identified strategic housing need. A redevelopment site is also allocated at the former chicken hatchery at Clockmill (RDUNS003). Duns has a number of other housing allocations that have not yet been developed and the combination of the allocations is considered sufficient for the period of the Local Development Plan (LDP).

Once the allocations are developed land for potential longer-term mixed use development is identified at South of Earlsmeadow (SDUNS001). This area is indicative only and would require further investigation and a Masterplan to ensure a coherent and holistic approach.

Development in other directions around Duns is constrained for a number of reasons. Duns Castle Designed Landscape provides an effective boundary to the northern edge of the town due to the steep slope. The Borders Landscape Capacity Study identifies a number of further constraints: to the south and south east the distance from the town centre and the open rural character of the landscape; to the east the rolling nature of the farmland and its role in providing a containing edge to the settlement; and to the west the risk of coalescence and the foreground to views of Duns Castle policies. The housing site at Langton Edge is located to the west of Duns and once it has been developed, further expansion will be resisted in this area to prevent ribbon development at greater distances from the town centre. The surrounds of the settlement are designated as prime agricultural land.

In terms of business and industrial land, the allocations at Cheeklaw and Peelrig Farm will provide for demand in the LDP period however there is the potential for further expansion along the dismantled railway line in the future.

It is envisaged that the primary school, which lacks capacity, will move to the former high school building. The key greenspace land to the north and west of the former high school will be used to cater for rugby pitches which will relocate from other parts of Duns.

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.

Funds have been identified to relocate the Primary School to the old Berwickshire High School. This will be a major refurbishment project. Developer contributions will be sought in the Duns Primary School catchment to assist in the provision of additional capacity. 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.

There are current and predicted longer-term pressures on health services accommodation. Accommodation may require upgrade or development.

With regards to Waste Water Treatment Works and Water Treatment Works, Duns currently has sufficient capacity. 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 Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BD12B	Berrywell East	3.4	64
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD200	Langton Edge	4.0	20
Site Requirements			
<ul style="list-style-type: none"> Refer to draft Planning Brief, which shall be updated to consider the need for flood risk assessment. 			
ADUNS010	Todlaw Playing Fields	2.0	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD20B	Bridgend II	2.9	58
Site Requirements			
<ul style="list-style-type: none"> Development should respect the amenity of both neighbouring residential properties and properties already on site Development should allow for pedestrian and vehicular access from Springfield Drive through the site Provide for intermittent planting on the north eastern edge of the site to screen the development from views on the approach to Duns from the A6105 and provide a settlement edge; and on the north western edge, again to provide a settlement edge and soften the boundary when viewed from the north-west Take advantage of the southerly aspect of the site. 			
BD4B	Todlaw Road	3.4	60
Site Requirements			
<ul style="list-style-type: none"> Development should respect the amenity of both neighbouring residential properties and properties already on site Development should allow for pedestrian and vehicular access to allocated site ADUNS010 (Todlaw Playing Fields) and the potential longer term housing site SDUNS001 Take advantage of the southerly aspect of the site Take advantage of the long views out of the site Planting to provide a settlement edge should be provided in the south west corner. 			
ADUNS023	South of Earlsmeadow (Phase 1)	4.4	60
Site Requirements			
<ul style="list-style-type: none"> It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site Vehicular and pedestrian access to be taken from the A6105, with potential for access through to the indicative longer term housing site SDUNS001 The Duns Scotus Walk and other existing rights of way should be incorporated into the development Investigation of ground conditions to be carried out on the southern part of the site. Findings should be addressed with appropriate mitigation Investigation of flood risk on the site Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the north, as well as the school to the south west. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SDUNS001	South of Earlsmeadow	16.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • Cognisance of the Duns Scotus Way • Provision for an events area to facilitate tourism events • Investigation of ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature • Investigation of the flood risk on the site • The creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site • The long term maintenance of landscaped areas must be addressed • Potential to enhance the road system around Duns • Assessment of developer contributions for the Primary School and High School. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL8	Peelrig Farm	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district business and industrial site as defined in Policy ED1 • Ensure appropriate vehicular access is achieved through adjacent site, zEL26, whilst considering the existing Right of Way • Ensure screen planting to define the southern edge of the site; and protect existing planting on the eastern edge, without precluding the potential for future eastward expansion • Buildings should take advantage of southerly aspect where appropriate. • A flood risk assessment and consideration of whether there are culverted watercourses within or adjacent to the site are required to inform the site layout, design and mitigation. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL26	Cheeklaw	19.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR015	Former Berwickshire High School	2.5	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RDUNS002	Duns Primary School	2.9	45
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RDUNS003	Disused Chicken Hatchery, Clockmill	1.1	20
Site Requirements			
<ul style="list-style-type: none"> Investigate potential flood risk Take cognisance of the existing planning permission on part of the site Existing planting on southern and western boundaries should be retained where appropriate, to shelter the site and provide a settlement edge Assessment of historic heritage of Cammo House Establish appropriate pedestrian and vehicular access in line with advice from the Council's Roads Planning team. 			

KEY GREENSPACE

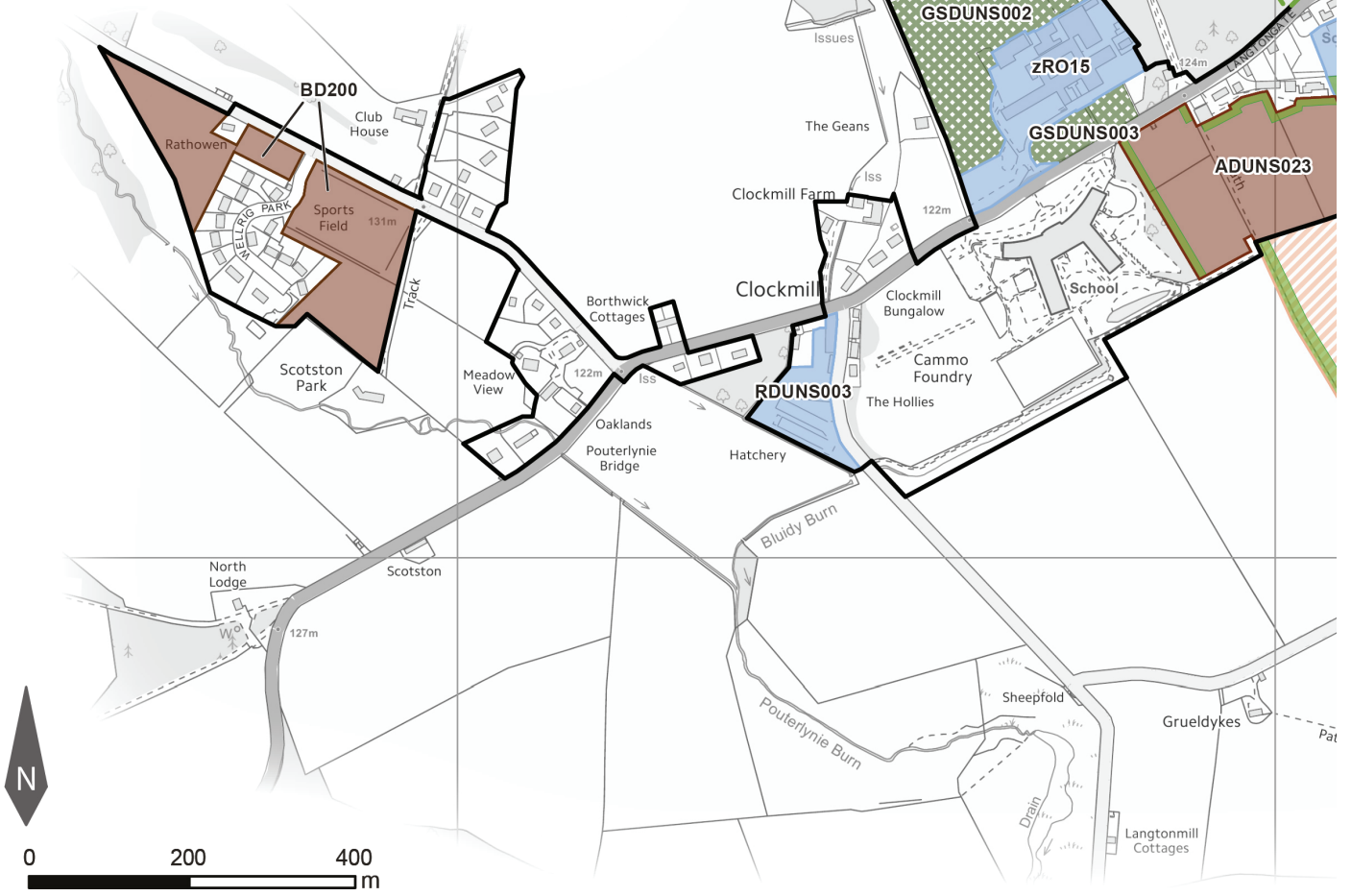
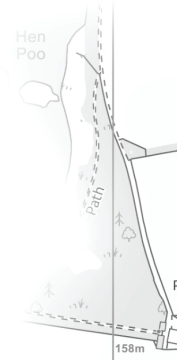
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDUNS001	Duns Park	4.5
GSDUNS002	Former Berwickshire High School- Rear	3.1
GSDUNS003	Former Berwickshire High School- Front	0.6

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Local Development Plan 2016

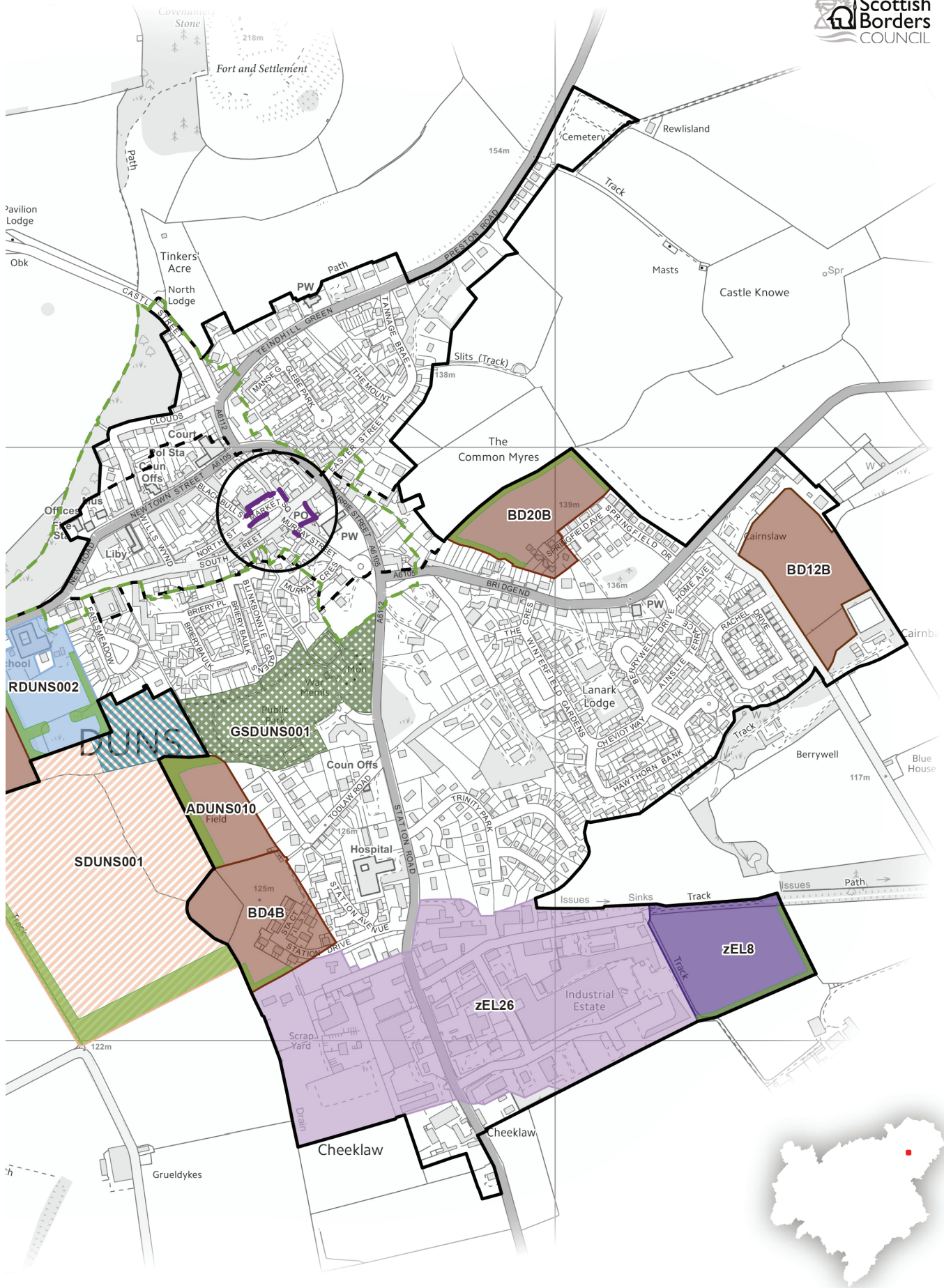
Duns

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Longer Term Mixed Use
-  Wetland
-  Structure Planting /Landscaping
-  Core Activity Areas

Town Centre Inset



For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, T
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