

SETTLEMENT PROFILE

EARLSTON

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

DESCRIPTION

Earlston is located along the A68 trunk road, approximately 7 miles south of Lauder. The population of Earlston according to the 2001 Census is 1,703. The settlement is located within the Central Housing Market Area and the Central Borders Strategic Development Area as defined in the Strategic Development Plan.

PLACE MAKING CONSIDERATIONS

Earlston is set in the upland fringe valley of the Lower Leader. It is sited to the east of the Leader Water and north of the Turfford Burn and there is a flood risk associated with both of these watercourses. Its triangular green, its High Street and its church are all focal points. The Leader Water, to the south west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The community has expressed desire for land to the north of the existing cemetery is retained for expansion in the future. There are also aspirations for land at the Glebe to be used for open space and to retain existing recreational open space.

The Plan provides four housing sites, one business and industrial site and three business and industrial safeguarded sites as well as two redevelopment opportunities.

Within Earlston, three key greenspaces, including the Rugby Ground have been identified for protection due to the recreational opportunities these offer to the community. The Plan also allocates a site for cemetery expansion within the town.

Once the allocated sites are full developed the preferred area for future expansion beyond the period of this Plan will be the area to the east of the settlement at Georgefield east (SEARL006). This longer term mixed use site will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

A contribution towards Earlston 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.

The Director of Education and Lifelong Learning advises that there is a requirement to rationalise and refurbish the former secondary school for primary use. The Council has already made investment to expand the capacity to accommodate future development. Contributions will be sought to recoup this investment.

Scottish Borders Council maintains a Flooding Contingency Plan as part of its Emergency Planning Responsibilities. Within this plan reference is made to this settlement as being at risk of flooding. Any development proposals within this settlement should be subject to consultation with the Council's flood prevention officer, and SEPA, having regard to the SEPA second generation flood risk maps, as part of the planning process. It is therefore recommended that early discussions take place to consider flood risk and the requirement for a flood risk assessment. It should be acknowledged that the flood risk assessment may influence the scale and layout of any development at that particular location.

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

Earlston falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

With regards to Waste Water Treatment Works, Earlston 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
EEA12B	Earlston Glebe	2.5	25
Site Requirements			
<ul style="list-style-type: none"> • Suitable vehicular access to the site would require discussion with the Council's Roads Planning Team • A flood risk assessment is required to inform the design of the site along with possible mitigation and resilience measures • The footpath along the former railway line is to be retained • Archaeological features on-site should be evaluated and mitigation measures carried out where necessary • The development should have a key frontage onto the High Street. The building frontages should define the key entrance to the site, creating a definite sense of place • Existing trees and hedgerows on the site are to be retained and enhanced wherever possible. 			

AEARL002	Surplus land at Earlston High School	4.3	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Vehicular access to the site and the primary school from the north east and provide for access to any future development to the south • A flood risk assessment will be required due to potential flood risk to the south east of the site • Potential contamination from the former gas works on the site to be investigated and mitigated • Conservation and enhancement considerations to be given to the Turfford Burn which is part of the River Tweed Special Area of Conservation. Mitigation of any potential impacts on biodiversity • Retention of pedestrian/cycle link in the north west of the site to South Croft Park and in the north east of the site between the primary school and the playing field • Creation of a countryside footpath along the Turfford Burn • Creation of woodland buffer along western boundary of site to separate residential uses from the existing industrial uses to the west. A management scheme for planting is also required • Creation of an area of amenity open space in the eastern part of the site • Archaeological features on-site should be evaluated and mitigation measures carried out where necessary. This includes the former gasworks site and stone tool finds listed on the sites and monuments record. 			
AEARL010	East Turfford	4.6	40
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 • A coherent Masterplan covering the whole area of Georgefield, including this site, AEARL011 and longer term SEARL006 • Vehicular access from the new road to the new high school and potential for a secondary access direct onto the A6105 further to the east • A flood risk assessment will be required due to possible flooding in the southern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Management of the existing tree belt to the north which screens the site from the A6105 • Creation of a woodland buffer along the western boundary to contain it and screen it from the access road to the school. A management scheme for planting is also required • Retention of footpaths through the east of the site. 			

AEARL011	Georgefield Site	7.7	120
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 • A coherent Masterplan covering the whole area of Georgefield, including this site, AEARL011 and longer term SEARL006 • Creation of vehicular access from the A6105 connected into site via AEARL010. It should be noted that part of the rectangular field between the site and the new high school is needed for access purposes. The intervening land should be considered for development as it forms a key link between the various development sites • Evaluate and mitigate the archaeological features on the site including a feature called the Boon Black Dyke • A flood risk assessment will be required due to possible flooding in the northern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Creation of a footpath through the open space connecting up with the existing pedestrian network and providing access over the burn. This should also provide safe pedestrian access to the school • The existing woodland within the site should be maintained and enhanced. A management scheme for planting is required. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEARL002	Townhead	4.6	N/A
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 • This is a district business and industrial site as defined in Policy ED1 • Access to the site will be from the A6105 • Structured planting will be required to screen the existing residential areas surrounding the allocation. A management scheme for planting is also required • Design and layout should ensure that the existing setting and entrance to village are not adversely impacted upon. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL55	Turfford Park	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL56	Station Road	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL57	Mill Road	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SEARL006	Georgefield East	59.9	TBC
Site Requirements			
<ul style="list-style-type: none"> Vehicular access from the A6015. A transportation assessment will be required The longer term mixed use area is appropriate for housing, employment, community uses and open space The natural heritage interest of the Turfford Burn, part of the River Tweed Special Area of Conservation, should be conserved and enhanced Flood risk assessment will be required for the areas at flood risk along the Turfford Burn The layout and design of development should create a visually contained settlement expansion with its own identity New wetland areas for Sustainable Urban Drainage System (SUDS) should be created, including the north east, north west and centre of Georgefield East Retention and management of existing woodland, including woodland along burns and shelter belts Woodland structure planting to provide a setting and shelter for potential development, create a settlement edge, provide a wooded edge to watercourses and add variety to existing woodland. Planting should screen development from the roads to the north. A management scheme for planting is also required The archaeological sites on the sites and monuments record should be investigated and appropriate mitigation measures carried out. A crop mark in the south east should be excluded from development The provision of a pathway link from the longer term mixed use area to the new Earlston High School to the west and adjacent countryside paths. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR012	Brownlie Yard	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • Access to be taken directly from existing access off Church Street • Potential contamination on the site, to be investigated and mitigated • A flood risk assessment may be required to inform the design along with possible mitigation and resilience measures • Design and layout to be in character with existing on-site development. 			
REARL001	Halcombe Fields	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the design along with possible mitigation and resilience measures • Various uses would be appropriate for development on this site • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Some archaeological investigation and mitigation may be necessary before or during redevelopment • Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School • Mitigation measures to be considered regarding the overhead power lines through part of the site. 			












CEMETERY

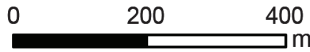
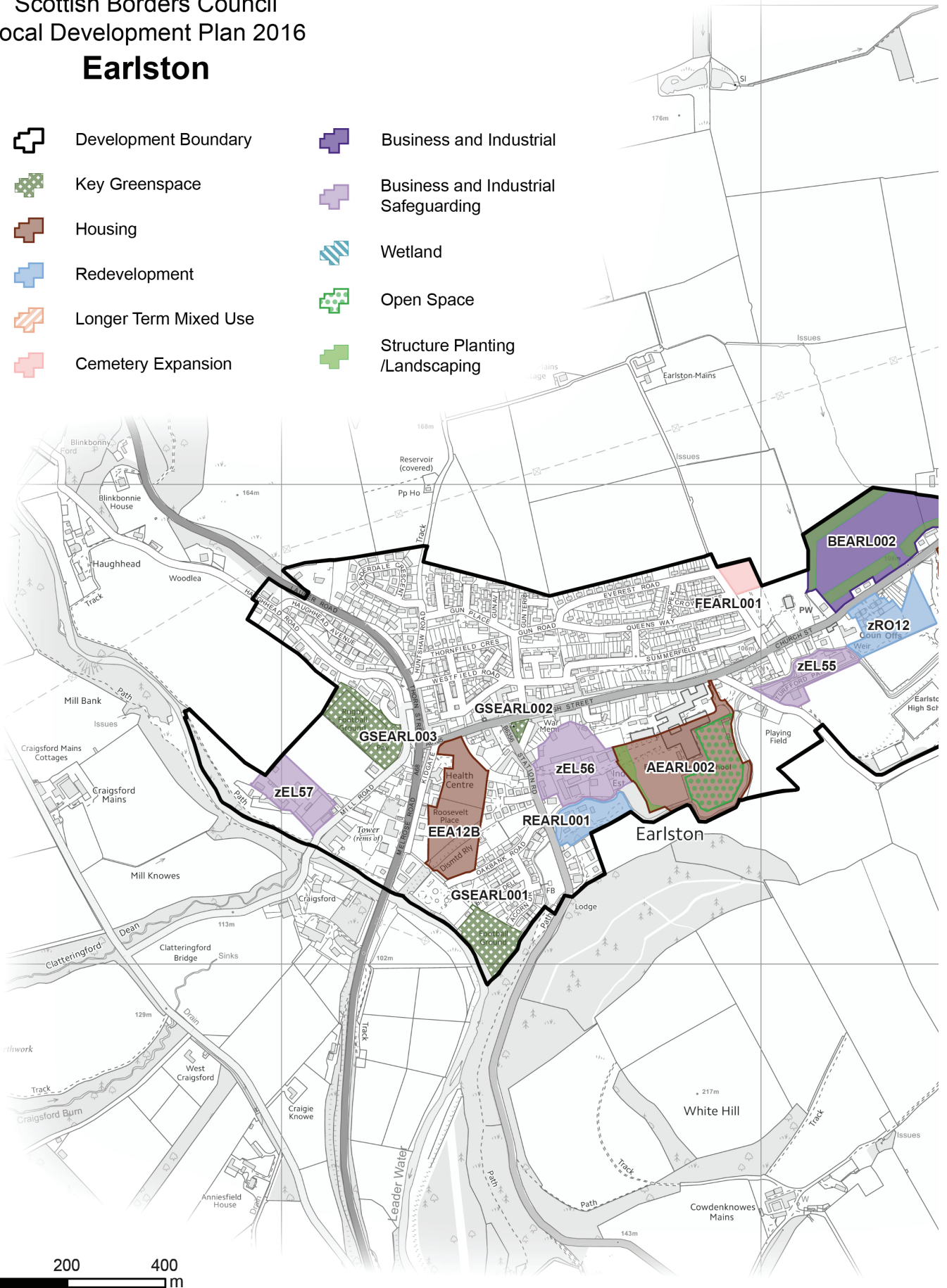
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FEARL001	Earlston Cemetery Expansion	0.4
Site Requirements		
<ul style="list-style-type: none"> • Integrate existing Right of Way in development • Archaeological work required • Mitigation measures to minimise parking in surrounding residential areas. 		

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEARL001	Acorn Drive Fields	1.0
GSEARL002	High Street	0.1
GSEARL003	Rugby Ground	1.5

Scottish Borders Council
Local Development Plan 2016
Earlston

-  Development Boundary
-  Key Greenspace
-  Housing
-  Redevelopment
-  Longer Term Mixed Use
-  Cemetery Expansion
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping



For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, T1
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