

SETTLEMENT PROFILE

ECCLES

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

DESCRIPTION

Eccles is located 10 miles south west of Duns and 6 miles north east of Kelso. According to the 2001 Census the population of Eccles was 69. The village is located outwith the Strategic Development Areas (SDA) as put forward in the SESplan.

PLACE MAKING CONSIDERATIONS

Eccles lies on the Tweed lowlands and is surrounded by fields reflecting the prime agricultural land found in the area. The Parish Church has had a major role in placing the settlement on the map; however there has been little outward growth.

Eccles does not have a Conservation Area designation however there are 5 Listed Buildings within the settlement boundary.

It is considered that the two housing sites previously allocated in the Local Plan fulfil development need for the period of this Local Development Plan and likely beyond.

The south west corner of the Churchyard contains the remains of the St Mary's Convent which is a Scheduled Monument, and there may be further archaeological interest in the surrounds of the site. Development which might affect the site would need to adhere to the requirements of Local Development Plan policy EP8.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of 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.

With regards to Waste Water Treatment Works, Eccles 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. There is limited environmental capacity available because discharge is to a low dilution watercourse.

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

DEVELOPMENT AND SAFEGUARDING PROPOSALS





HOUSING

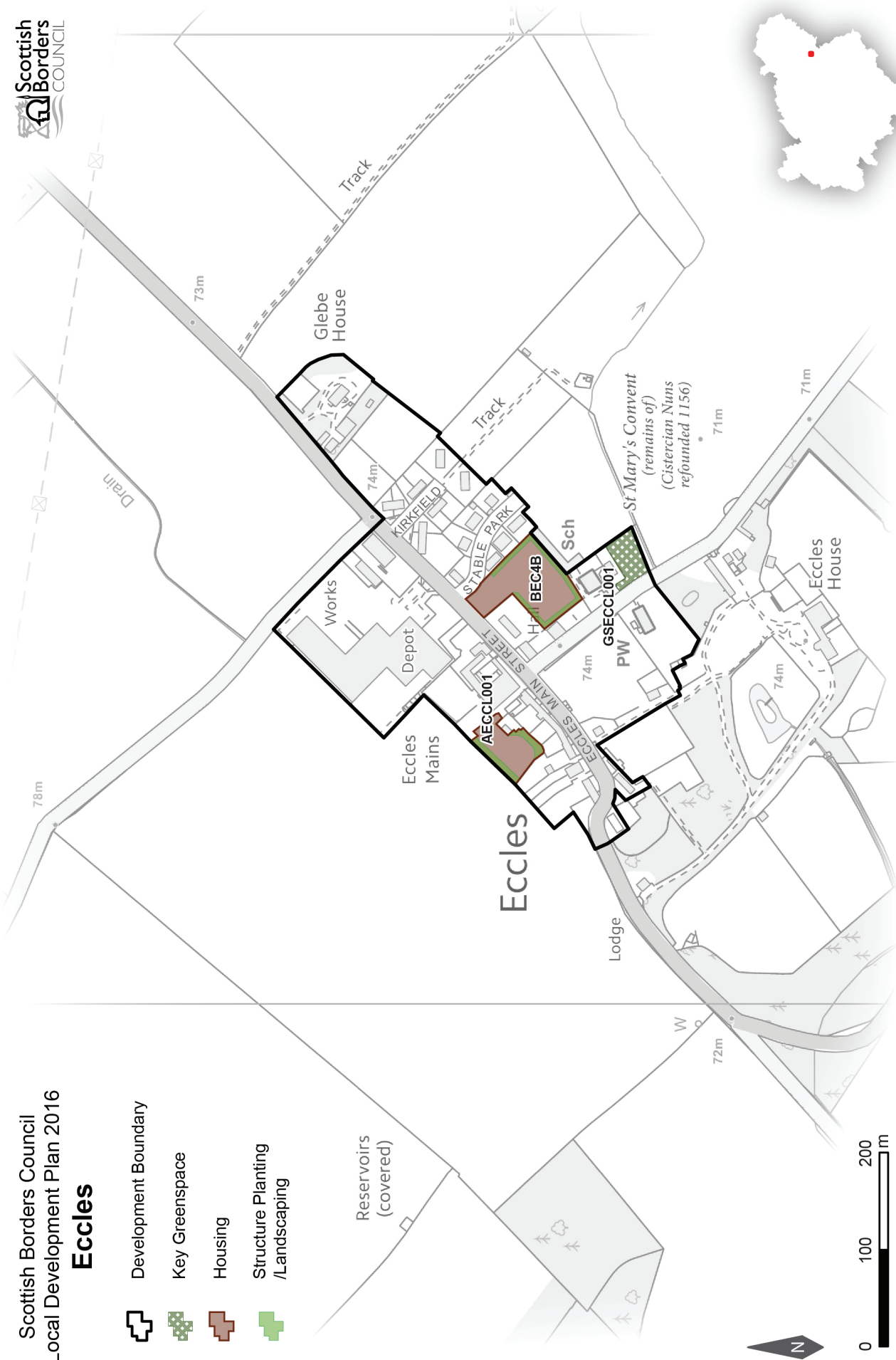
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEC4B	Cherryburn	0.6	7
Site Requirements			
<ul style="list-style-type: none"> Property orientation should take advantage of the southerly aspect Provision of pedestrian link to primary school The main access should be taken from Stable Park, set back from the junction as far as possible. Further investigation to confirm the exact access point in line with Roads Planning advice Satisfactory planting to ensure amenity of existing residential properties is protected. 			
AECCL001	Main Street	0.3	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSECCL001	Eccles School Play Area	0.2

Eccles

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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