

SETTLEMENT PROFILE

ECKFORD

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

DESCRIPTION

Eckford is located within the Central Borders Strategic Development Area (SDA) as set out in the Development Strategy in the Strategic Development Plan. Eckford sits in the Central Housing Market Area, approximately 6 miles to the south of Kelso. According to the 2001 Census the population of this settlement is 29.

PLACE MAKING CONSIDERATIONS

Eckford is situated at an intersection of minor roads to the east of the A698 Hawick to Kelso road and to the south west of the B6401 Morebattle road in an area of river valley and lowland landscape types. The village is located on a slight rise on the otherwise flat river plain of the Teviot.

The original core of the settlement has been built around the cross roads however over the years the village has developed a linear form along the two roads running through it. There is a mix of housing within Eckford with original Victorian properties in the centre, inter-war housing and more modern development recently developed at Hillview.

There is no land allocated for development within Eckford in the period of this Local Development Plan. However the village is located within the Central SDA and development could potentially take place in the future.

INFRASTRUCTURE CONSIDERATIONS

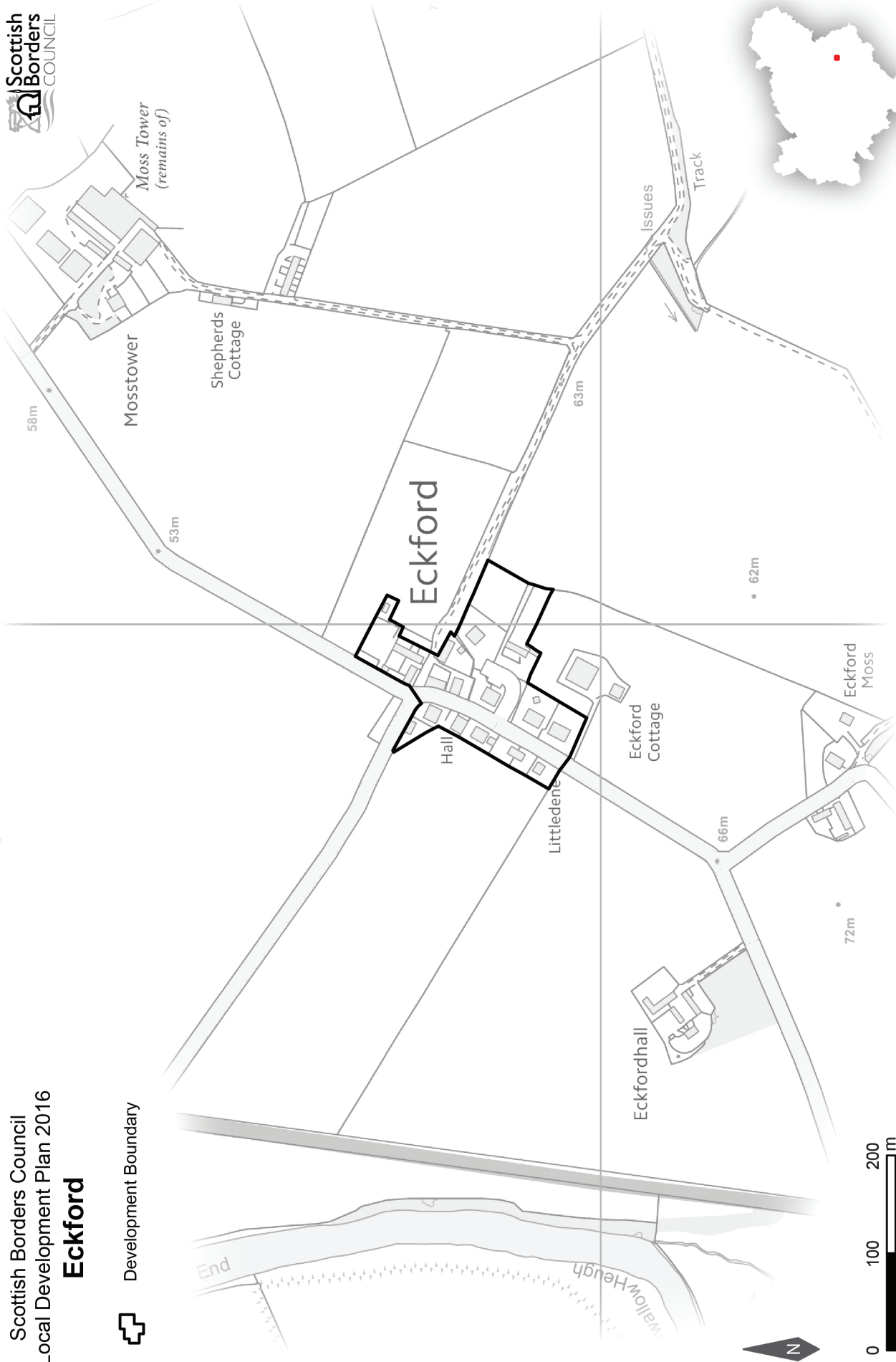
Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

The accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when the areas for longer term development are taken onto account. It has been agreed to build a new, modern school nearby the current site. The new school is due to open in 2016. In accordance with developer contribution policy, a contribution towards the additional facilities at the new Kelso High School will be sought, to recoup the capital invested by the Council.

With regards to Waste Water Treatment Works, only part of Eckford is served by Scottish Water, these works have been upgraded and currently have sufficient capacity.

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

 Development Boundary



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