

SETTLEMENT PROFILE

EDDLESTON

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

DESCRIPTION

Eddleston is located outwith the Strategic Development Areas as defined in the Strategic Development Plan. The settlement is also located within the Northern Housing Market Area. The 2001 Census population was 335.

PLACE MAKING CONSIDERATIONS

The character of Eddleston is established particularly by its setting as it lies within the Lammermuir and Moorfoot Hills Landscape. Eddleston has a dramatic environment that is significantly enhanced by the woodlands and grassland that surrounds it. Eddleston benefits from many views both within and outwith the settlement.

The Eddleston Conservation Area includes the entire historic village and has two distinct focal points – Station Road and the area around the Horseshoe Inn. The village was founded about 1785 as a single street of whinstone cottages and is terminated by Station House to the north. Properties range from two to two and a half, detached and single storey cottages built in rows.

Eddleston village is set where the Eddleston Water meets the Longcote Burn and the Dean Burn. It is a result of these waterways that Eddleston has the three bridges crossing them – the two within the Conservation Area being humped back. All buildings relate to the landline and tend to rise and fall with the topography while the properties along Station Road front directly onto the street. Along Station Road small single storey cottage style properties are the norm, though some properties rise to two storeys elsewhere. Prominent buildings consist of the Parish Church on the hill and the Horseshoe Inn with its uniquely ‘horseshoe’ shaped windows reflecting its previous use as a smithy. Features that are evident throughout the Conservation Area and which form the character of the place are the use of building materials like whin and sandstone (predominately beige coloured though a few examples of red), harling and exposed rafter feet. Architectural details such as gabled porch entrances, bay windows, margins or stepped rybats and sash and case windows can be frequently seen. It is all of these elements that give Eddleston its distinct appearance that should be conserved.

The Plan provides two housing allocations one to the east of the village adjacent to the school, and the second to the north of Bellfield in the north of the village. The Local Development Plan does not identify any areas for longer term development.

The Plan identifies two greenspace areas for protection within Eddleston, the Elibank Park and the Bellfield Crescent play area. These spaces provide the village community with important recreation opportunities.

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.

Peebles Secondary School is forecast by the Director of Education and Lifelong Learning to face some capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy.

This settlement is identified within the Council's Flood Contingency Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to the Indicative River and Coastal Flood Map (Scotland). A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

With regards to Waste Water Treatment Works Eddleston 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
TE6B	Burnside	1.9	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration Consideration is to be given to phasing of development of site. 			
AEDDL002	North of Bellfield	4.1	35
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 vehicular link via Bellfield Crescent to the south and from the A703 further north will be required Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required Provision of amenity access within the development for pedestrians and cyclists Assessment and mitigation of flood risk from overland flow will be required Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation Water resilient construction measures should be employed in the development of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDDL001	Bellfield Crescent Play Area	0.1
GSEDDL002	Elibank Park	1.4

Scottish Borders Council
Local Development Plan 2016
Eddleston

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Open Space
-  Structure Planting /Landscaping



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