

SETTLEMENT PROFILE

EILDON

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

DESCRIPTION

Eildon is located to the north of Newtown St Boswells. The population is 53 according to the 2001 Census. The village is included in the Central Borders Strategic Development Area as identified in the SESplan.

PLACE MAKING CONSIDERATIONS

The character of Eildon is established by an irregular cluster of cottages and houses. There is no Conservation Area in Eildon. The quality of the countryside around Eildon is recognised by its designation as a National Scenic Area.

The Plan puts forward a previously allocated site at West Eildon for housing. The main opportunities and constraints for the site are set out in an approved Planning Brief.

Due to the sensitive landscape setting of the village, further development will be resisted. Development to the south should be resisted to prevent the coalescence of Eildon with Newtown St Boswells. Development to the west of Eildon should be resisted because the road forms a clear boundary and beyond that there are open fields that form the foothills of the Eildon Hills.

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 settlement falls within an area identified for a contribution to the Borders Railway (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, Eildon 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 capacity for new private sewage treatment systems due to small watercourses in the vicinity. Contact should be made with SEPA.

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




DEVELOPMENT AND SAFEGUARDING PROPOSALS

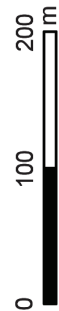
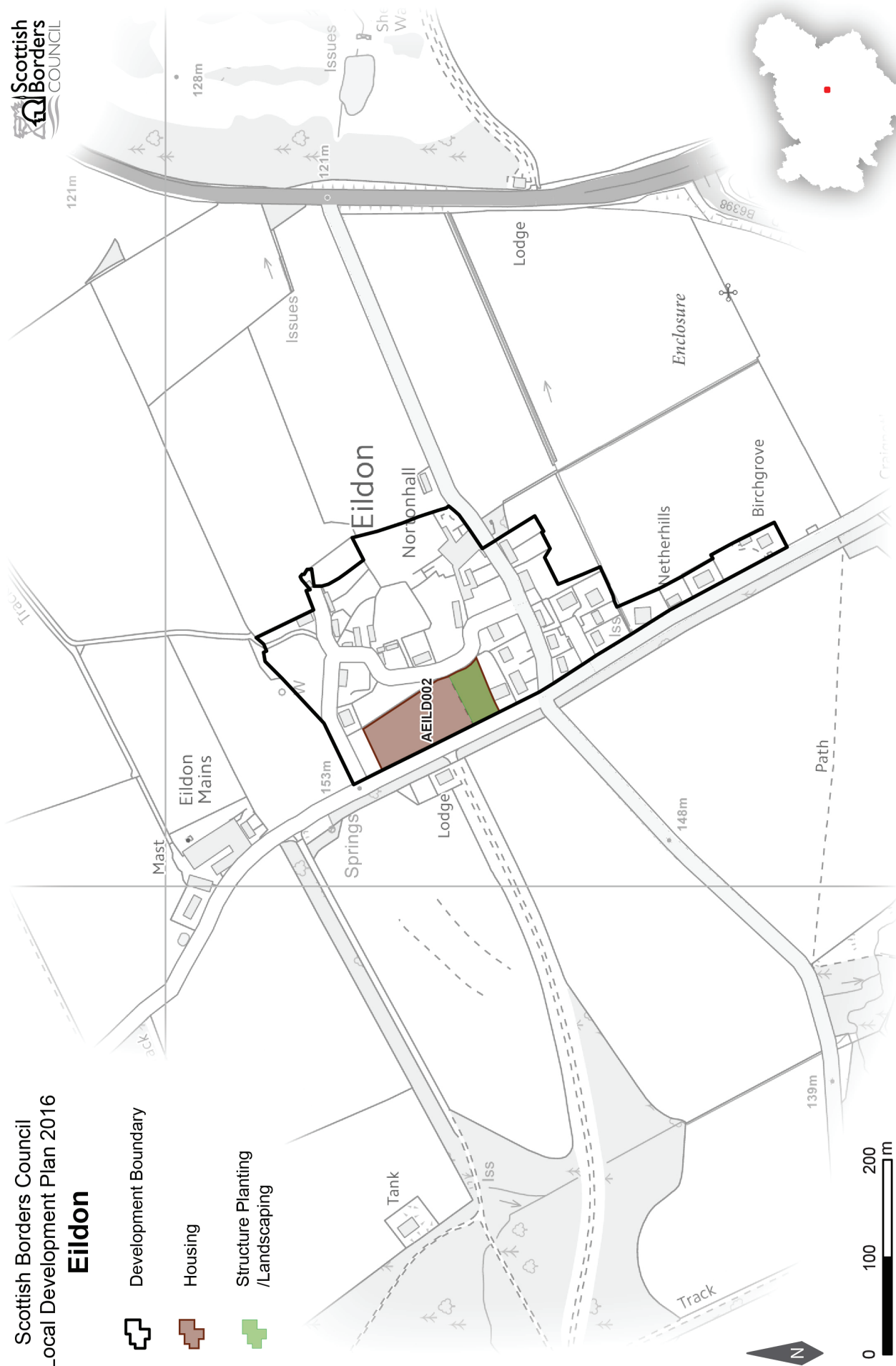
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEILD002	West Eildon	0.8	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

Scottish Borders Council
Local Development Plan 2016
Eildon



-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023423.
For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 826511. Email: localplan@scotborders.gov.uk
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.