

# SETTLEMENT PROFILE

## ETTRICK (HOPEHOUSE)

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

### DESCRIPTION

The building group known as Hopehouse is situated in the upland valley of the Ettrick Water, approximately 17 miles south west of Selkirk, on the B709 minor road. The settlement is outside the Central Borders Strategic Development Area as defined in the SESplan.

### PLACE MAKING CONSIDERATIONS

There are a number of building groups located within the Ettrick valley along the B709, including Ettrick, Hopehouse, Tushielaw and Crosslee. Although the local school and pub have closed recently, the presence of a church and village hall within the area make the aforesaid building groups suitable for small housing allocations. Maintaining a viable population to support the retention of local facilities in this remote area is desirable.

The largest cluster of buildings in this settlement group is at Hopehouse, which straddles Hopehouse Burn, a tributary of the Ettrick Water. Hopehouse consists of a prominent steading called Wardlaw that is to the north of the B709, together with a number of small cottages and detached houses. A small caravan park occupies land between the building group and Ettrick Water to the south-east.

The settlement has a southerly aspect and sits in an attractive upland landscape with impressive views of the surrounding high hills.

The development proposals at Hopehouse envisage the construction of around 15 new dwellings.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy H1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing. The scale and type of provision will be guided by any Housing Needs Assessments already undertaken.

There is no requirement for contribution towards education provision.

There is no Scottish Water water supply in the area. There is a septic tank at Ettrick but not at Hopehouse. The septic tank at Ettrick is not large enough to support additional properties. Appropriate provision of private sewage treatment systems would be required for any new development in this location, to be agreed and licensed by SEPA.




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

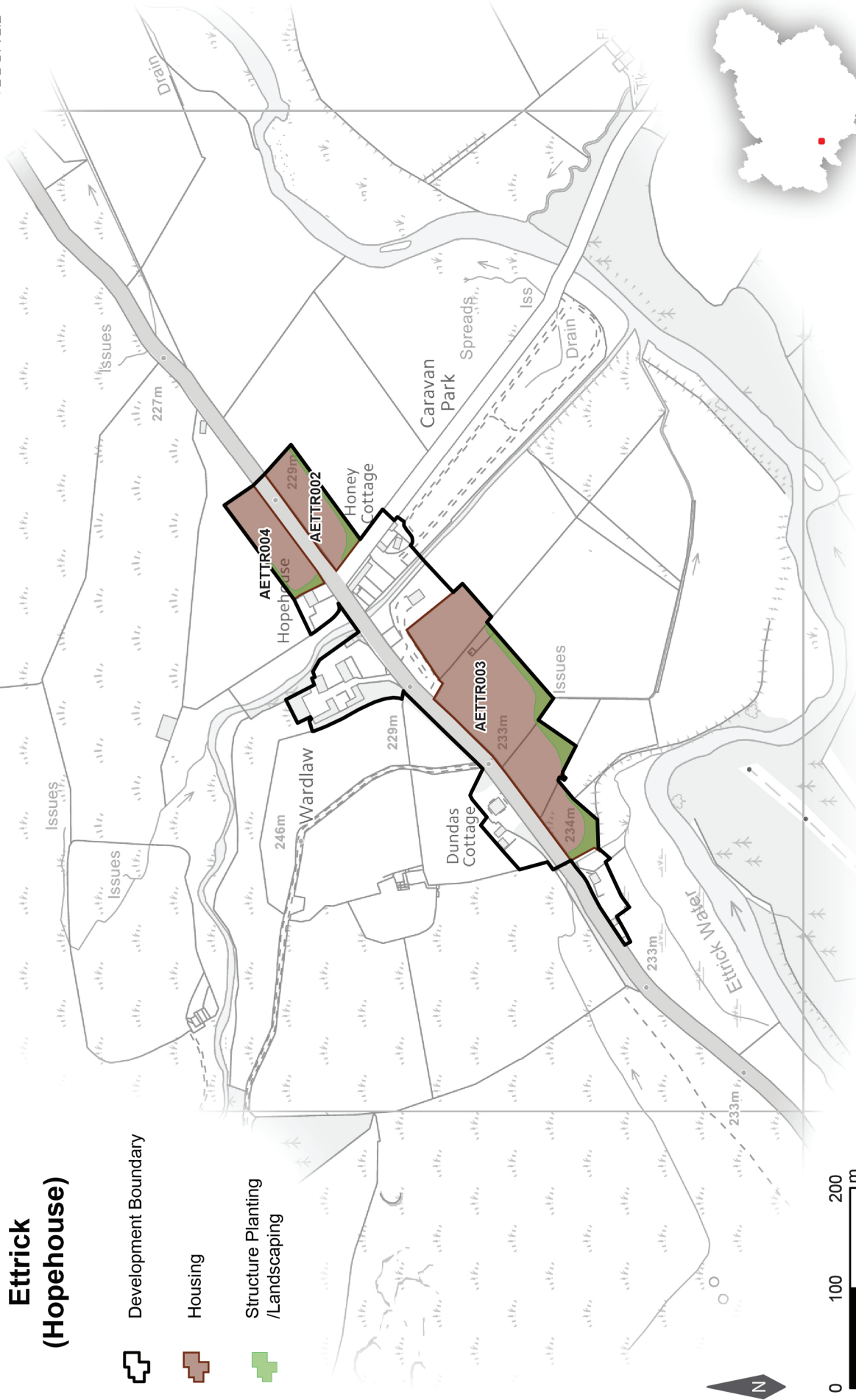
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AETTR002	Hopehouse East	0.5	5
AETTR003	Hopehouse West	2.0	5
AETTR004	Hopehouse North East	0.4	5
Site Requirements			
<ul style="list-style-type: none"><li>• Refer to approved Planning Brief.</li></ul>			

## Ettrick (Hopehouse)

-  Development Boundary
-  Housing
-  Structure Planting / Landscaping



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# SETTLEMENT PROFILE

## ETTRICKBRIDGE

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

### DESCRIPTION

Ettrickbridge is situated in the upland valley of the Ettrick Water approximately 8 miles south west of Selkirk, on the B7009 minor road. The population is 96 (2001 Census). The village is outside the Central Borders Strategic Development Area as defined in the SESplan.

### PLACE MAKING CONSIDERATIONS

The character of Ettrickbridge is established by its main street from the church to the hall and its rural setting. Local facilities include a public house and primary school.

The Ettrick Water, immediately to the south, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

There is one area, Kirkhope Sports Club, identified as a key greenspace. The existing cemetery is located to the north of the village; this would be extended to the west, where an archaeological investigation would be required.

Development to the south of the settlement will be resisted when it exacerbates flood risk or impacts on the international nature conservation value of the Ettrick Water. Small scale expansion of the village over the last decade has taken place off Woodend Road on the north-eastern edge of the village.

The preferred area for future expansion beyond the period of this Local Development Plan will be to the north of the settlement, but is dependent upon improved road access. This will require further detailed assessment during the next Local Development Plan review.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

There is no requirement for contribution towards education provision.

Ettrickbridge falls within an area identified for a contribution to the Borders Railway (See Policy IS3).

With regards to Waste Water Treatment Works, Ettrickbridge 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

### CEMETERY

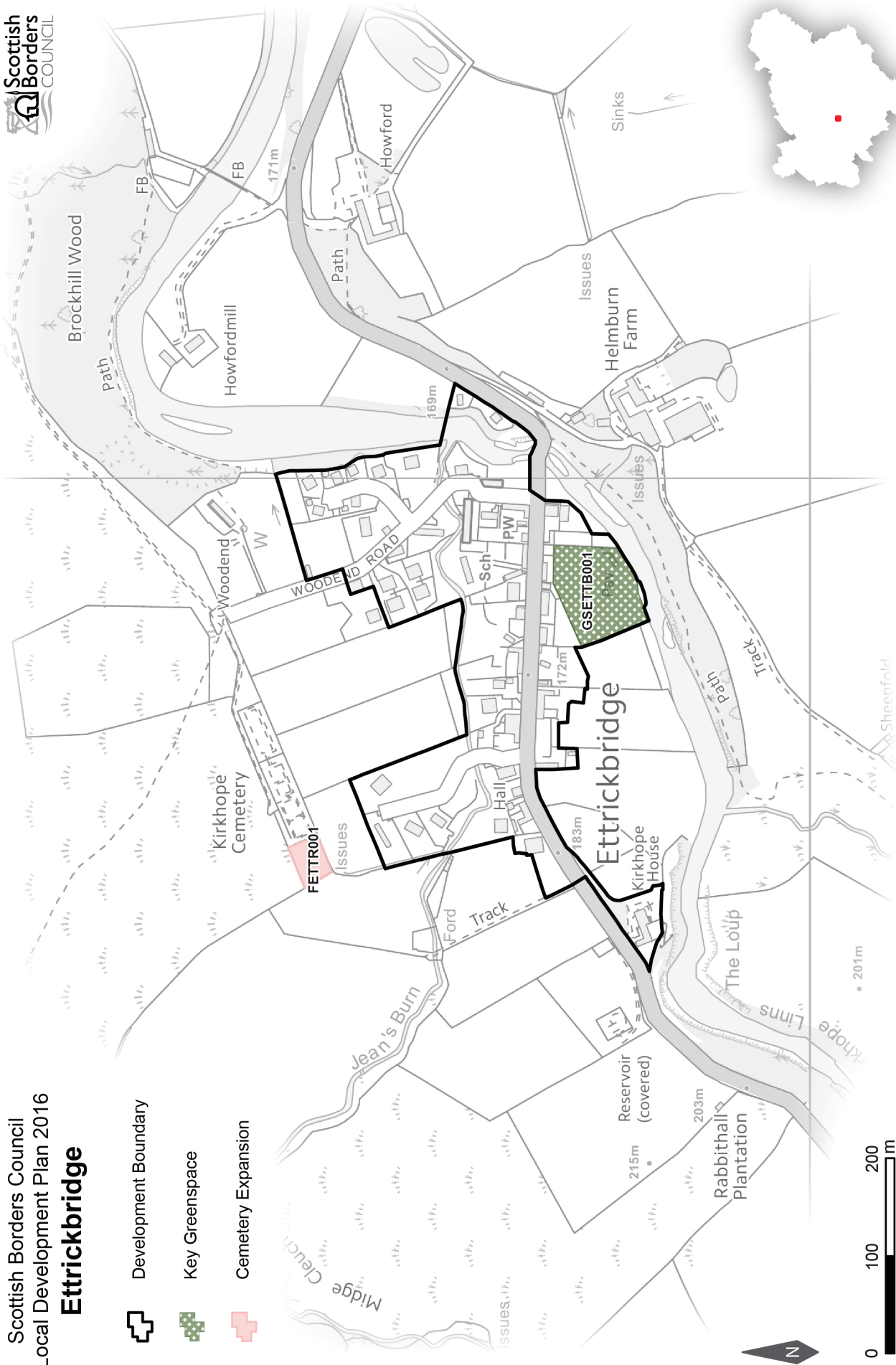
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FETTR001	Ettrickbridge	0.1
Site Requirements		
<ul style="list-style-type: none"> <li>• Discussion with the Council's Roads Planning team to achieve acceptable access</li> <li>• Existing boundary treatment to the south to be protected and retained.</li> </ul>		

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSETTB001	Ettrickbridge/Kirkhope Sports Club	0.7

Scottish Borders Council  
Local Development Plan 2016  
**Ettrickbridge**

-  Development Boundary
-  Key Greenspace
-  Cemetery Expansion



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