

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

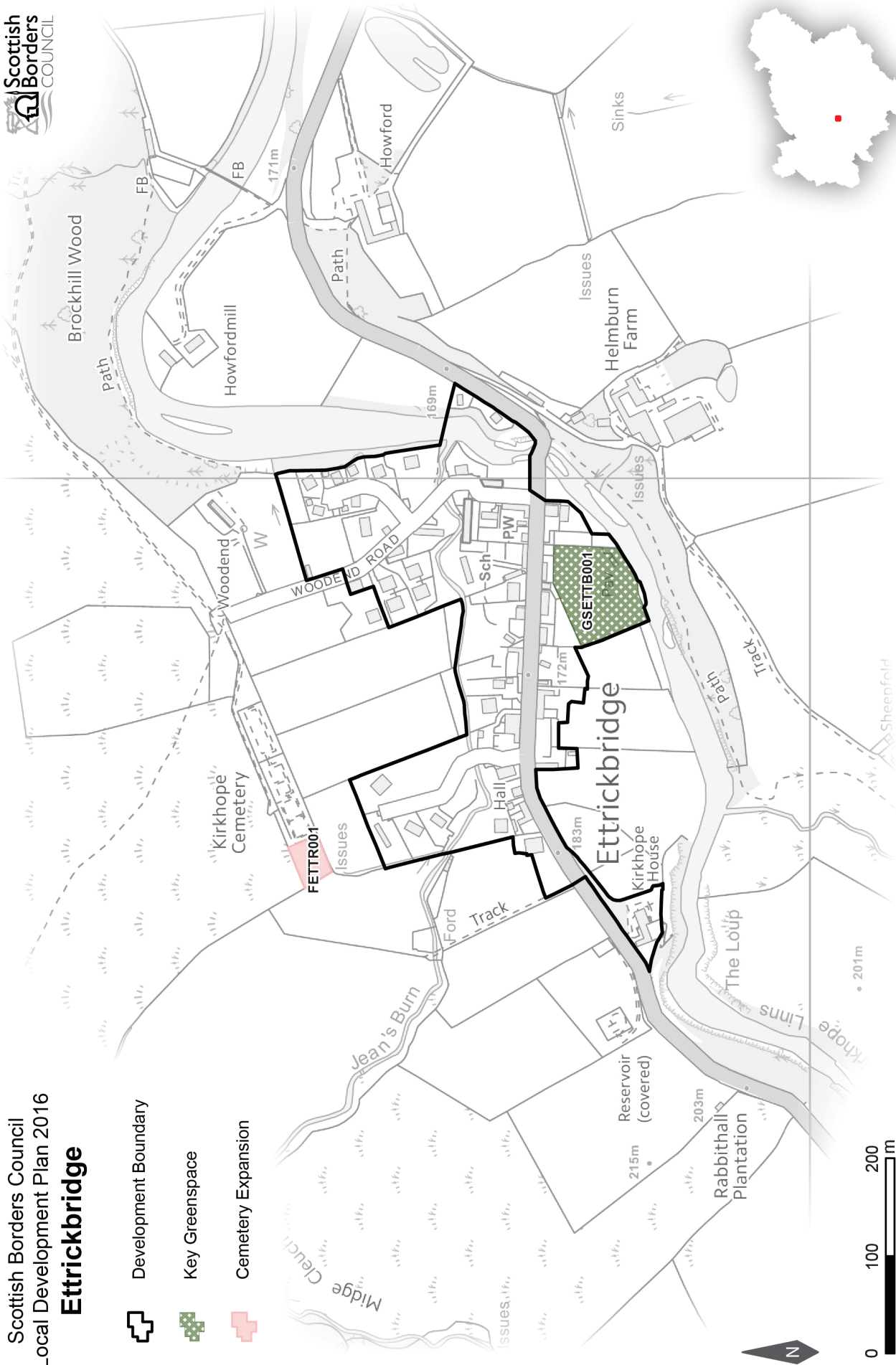
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FETTR001	Ettrickbridge	0.1
Site Requirements		
<ul style="list-style-type: none"> • Discussion with the Council's Roads Planning team to achieve acceptable access • Existing boundary treatment to the south to be protected and retained. 		

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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