

SETTLEMENT PROFILE

FOUNTAINHALL

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

DESCRIPTION

Fountainhall is located in the Northern Housing Market Area. The settlement is outwith the Strategic Development Areas as defined in the Strategic Development Plan. The settlement sits to the west of the A7, and is adjacent to the proposed Waverley Railway reinstatement route. The 2001 Census population was 101.

PLACE MAKING CONSIDERATIONS

Fountainhall is of primarily a residential character and has been developed in a linear form running north-west to south-east. Set within the Pastoral Upland Valley of the Gala Water, Fountainhall has many significant views both within and outwith the settlement. The majority of the properties with the exception of those recently built, are constructed of traditional materials such as stone and slate which provides Fountainhall with considerable character.

The Plan provides one housing allocation to the south west of the village. The Local Development Plan does not identify any areas for longer term development.

The Plan identifies the playing field to the south west of the settlement for protection as an important recreational facility for the community.

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.

In relation to education provision there is currently no requirement for development contributions.

Fountainhall falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

Road improvement works associated with the Waverley Railway Project are planned at Falahill, to the south of Heriot Station, and to the north of Fountainhall.

With regards to Waste Water Treatment Works Fountainhall 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
AFOUN005	South Fountainhall	1.1	6
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUN001	Playing Field	0.3

Scottish Borders Council
Local Development Plan 2016
Fountainhall

-  Development Boundary
-  Key Greenspace
-  Housing
-  Railway Safeguarding
-  Structure Planting /Landscaping



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