

SETTLEMENT PROFILE

GALASHIELS

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

DESCRIPTION

Galashiels is located in the Central Borders Strategic Development Area as identified in the SESplan. The population was, at Census 2001, 12,367 making it the second largest settlement in population terms in the Borders, after Hawick.

PLACE MAKING CONSIDERATIONS

Galashiels is in the heart of the Borders and is home to a number of public agencies as well as part of Heriot-Watt University. The recently completed inner relief road, the railway station and the transport interchange will provide further opportunities to develop the town and particularly to realise the redevelopment of redundant buildings and create new jobs. There has been significant growth and change in recent years and the town has been successful in attracting both housing developers and major retailers. There are a number of redevelopment opportunities as well as edge of settlement housing developments. However the topography of the town together with road capacity constraints poses significant challenges for future growth.

The character of Galashiels is mainly established by its town centre and its setting in the steep sided river valley of the Gala Water. The town centre is on the valley floor and is characterised by narrow streets, dating from the nineteenth century, punctuated by public buildings such as the Council Offices and nineteenth century churches.

The River Tweed, to the east, and the Gala Water are part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Galashiels Conservation Area takes in Bank Street, High Street, Overhaugh Street, Bridge Street and Channel Street along with a number of linking streets. The majority of the main streets run along the valley bed, northwest to southeast. The most important visual focal points are the Bank Street Gardens and around the Cornmill Square.

Galashiels is the main shopping centre in the Scottish Borders, aided by recent retail developments. The impact of these upon the town centre must continue to be monitored. The Core Activity Area (previously known as Prime Retail Frontage) has been reduced in order to promote opportunities for complementary uses within the town centre.

The arrival of the new railway station at Ladhope Vale and Transport Interchange at Stirling Street should increase vibrancy and footfall in the town centre and the Inner Relief Road scheme will ease traffic congestion and flow.

The Plan takes forward redevelopment sites within Galashiels.

There are currently significant issues with primary schools in Galashiels. A review of the catchment is underway with a view to some significant redevelopment of the school portfolio. The identification of a site for pupils with social, emotional and behavioural needs may also be required.

The Galashiels Flood Protection scheme is being delivered to protect the town from flooding from the Gala Water. Works are being undertaken at the Wilderhaugh /Plumtree area of the town to protect the town centre to a level of 1 in 75 return period (based on 2011 data). More significant works are being undertaken at Netherdale adjacent to the watercourse to protect the area to a level of 1 in 200 plus climate change (based on 2011 data). This work will significantly improve the overall protection of the town allowing future development opportunities.

The Plan identifies land at Hollybush Valley, to the south west of the settlement, for potential longer term mixed use development. This area will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

The area at Easter Langlee Mains is currently not appropriate for longer term development, but can be reconsidered in future Local Development Plan reviews depending on the development of waste disposal and recycling related facilities in the surrounding area. Easter Langlee is identified as a key waste management site for the whole of the Scottish Borders, with the existing landfill and waste management operations. The Council is taking forward the delivery of a waste treatment plant for the region to divert the majority of collected domestic and commercial waste away from landfill. This will result in significantly less waste being disposed of in the existing Easter Langlee Landfill site, subsequently elongating the possible lifespan of the landfill site. This development will also create renewable energy from waste derived fuel, with the possibility of a district heating scheme to provide heat to neighbouring households and businesses.

Development to the east of the Development Boundary from Boleside Road to Melrose Road will be resisted, where it has a significant effect on the River Tweed international nature conservation site. Development on the hills and woodlands north of the Development Boundary from Ladhope Crescent to Broom Drive will be resisted if it will impact on the setting of the town.

There are 10 areas, including Bank Street Gardens, Gala Park, Victoria Park and sports fields and allotments, identified as key greenspaces.

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.

The Director of Education and Lifelong Learning is in the process of undertaking a review of the Galashiels schools catchment with a view to some significant redevelopment of the school portfolio in the area. Contributions are sought towards the costs of extending or improving schools, or where deemed necessary to provide new schools, in order to ensure that over-capacity issues are managed and no reduction in standards occur.

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.

There is current pressure on the Primary Healthcare accommodation at Roxburgh Street, Galashiels. The re-provisioning process for this is currently underway.

Galashiels 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, Galashiels 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
EGL13B	Crotchetknowe	12.7	75
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EGL16B	South Crotchetknowe	1.4	14
Site Requirements			
<ul style="list-style-type: none"> Vehicular access from B6374 (Melrose Road) to the north Existing trees to be retained where possible. Construction works and development to be a minimum of 15 metres from the base of mature trees. Existing boundary wall feature to be retained where possible Amenity of neighbouring residential properties must be safeguarded Pedestrian link to be provided to Glenfield Road East It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site. 			
EGL17B	Buckholm Corner	4.4	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. Consider the potential for culvert removal and channel restoration. 			
EGL19B	Mossilee	3.9	120
Site Requirements			
<ul style="list-style-type: none"> Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View Layout and design should minimise visual impact from the open countryside Existing trees on northern and western boundaries of site to be retained and protected Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development. Consider the potential for culvert removal and channel restoration. 			

EGL20B	Grange	0.9	13
Site Requirements			
<ul style="list-style-type: none"> Existing trees protected by Tree Preservation Order must be retained Preferred vehicular access off Craiggpark Gardens Amenity of existing neighbouring residential properties must be safeguarded. 			
EGL32B	Ryehaugh	2.6	10
Site Requirements			
<ul style="list-style-type: none"> Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Archaeological interests require to be investigated and mitigation measures may thereafter be required Access onto A7 to be within vicinity of existing access with relevant upgrades Development of site must provide access to EGL200. 			
EGL41	Buckholm North	8.7	180
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. Consider the potential for culvert removal and channel restoration. 			
EGL42	Forest Hill	2.5	50
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EGL43	Balmoral Avenue	0.5	10
Site Requirements			
<ul style="list-style-type: none"> Landscape buffer to the north, south and west to minimise visual impact from the open countryside Access from Balmoral Avenue to east Existing trees to east are protected by a Tree Preservation Order. This must be given due consideration in provision of access. 			
EGL200	North Ryehaugh	1.7	20
Site Requirements			
<ul style="list-style-type: none"> Access to be provided through adjoining site to south (EGL32B). Access immediately from the A7 will not be appropriate Appropriate structure planting to be provided Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site. 			
AGALA017	Coopersknowe Phase 4	2.1	50
Site Requirements			
<ul style="list-style-type: none"> New vehicular access road from the north Retention of the mature tree on the eastern boundary of the site Provision of a SUDS feature Landscape planting in an open space to the south west and in the SUDS area Long term maintenance of landscaped areas to be addressed. 			

AGALA024	Easter Langlee Expansion Area	25.2	450
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief and Masterplan for the site as well as the existing planning permission. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGALA002	Galafoot	2.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district business and industrial site as defined in Policy ED1. Vehicular access onto the site from the road to the east Development should conserve and enhance the natural heritage interest of the Gala Water, to the north, part of the Tweed Special Area of Conservation Potential contamination from the former gas works should be investigated and mitigated Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed A flood risk assessment is required for the site The tree belt to the west of the site should be retained and managed as it screens the site from the playing fields. Where possible trees should be planted and maintained along the north of the site to screen it from the minor road and pathway. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL38	Easter Langlee Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL40	Netherdale Industrial Estate	6.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1 Refer to approved Planning Brief. In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL41	Huddersfield Street Mill	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

zEL42	Wheatlands Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
BGALA003	Langhaugh Business and Industrial Safeguarding	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGALA002	South of Coopersknowe	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • New vehicular access road from the housing site to the north or the employment land to the west • The south eastern part of the site will be required for a new roundabout at the junction of Melrose Road and the Langshaw road. • Retention of mature trees and replacement planting along the Melrose Road and western boundary • Potential contaminated land from agricultural activity should be investigated and mitigated • Long term maintenance of landscaped areas to be addressed. 			
MGALA003	Winston Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access to the site from Winston Road • Creation of good quality building elevations along the Winston Road and Melrose Road elevations • Screen the site from the adjacent electricity substation and abattoir to the south with tree/hedge planting • Long term maintenance landscaped areas to be addressed. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGALA005 and SGALA016	Hollybush Valley	73.5	N/A
Site Requirements			
<p>The Hollybush areas will be subject to further assessment and will require a Masterplan to ensure a coherent and holistic approach to allow their future consideration. The site would form part of a new district for the settlement as it is separated from it by the Gala Hill woodland. High quality design is required to create its own identity. The following requirements will need to be met within the Masterplan:</p> <ul style="list-style-type: none"> • Identified as preferred longer term development area subject to a transport appraisal and major roads issues to be addressed including: new road through the Policies on Balmoral Avenue side; subsidiary access through Balmoral Avenue; upgrade of Hollybush Road through Gala Hill; upgrade of Hollybush Road on southern side of Gala Hill; and upgrade of Yair Junction onto A7 • Residential, employment and community uses would be appropriate in this area • A flood risk assessment may be required because a small area in the east of the Hollybush site is in a flood risk area • Conservation and management of existing woodland adjacent to and in the area. These include the Gala Policies, Gala Hill, Stannis Plantation and copses in the west of the Hollybush area. Conserve hedges and field trees. Create single trees in the south and west of Hollybush to enhance these areas • New woodland structure planting to the west of Mossilee West and to the south, west and east of Hollybush to contain the area. Open space on the steeper slopes in the north of Hollybush • Conserve existing wetland areas in the south west of Hollybush and create Sustainable Urban Drainage System (SUDS) there and in the north • Archaeological Sites and Monuments Record sites should be evaluated and mitigated. These include the Picts Work Ditch/Catrail on the west of Hollybush; a well to the west of Hollybush and an old road running east to west. These should be excluded from development • Retain the Southern Upland Way pathway through Hollybush and create new circular countryside paths around the site • Long term maintenance of landscaped areas to be addressed • Ecological survey to be undertaken and appropriate mitigation measures recommended • An open space and outdoor recreational strategy for the area. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR04	Plumtreehall Brae	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • Improvements to access to the A7 required • Flood risk assessment may be required. 			

zR06	Roxburgh Street	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site • Archaeological interests require to be investigated and mitigation measures may thereafter be required • The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained. Any extensions, alterations, new building and associated landscaping should be designed sympathetically to this setting • The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area, which covers the northern section of the site. 			
zR024	Heriot-Watt Halls of Residence	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • Majority of site redeveloped for student accommodation, although remainder of site remains suitable for redevelopment • Existing access off Tweed Road to serve remainder of site • Existing trees within site to be retained where possible • Amenity of existing residential properties to be safeguarded. 			
zR0202	Melrose Road	2.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
RGALA001	St Aidans Church	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • The redevelopment of the site should retain the Category B Listed St Aidans Church and the Category B Listed St Aidans Hall if possible. Any new buildings should conserve and enhance the character of these Listed buildings and views from the proposed Galashiels Conservation Area at Bank Street. • Flood risk assessment may be required. 			
RGALA002	Vacant buildings at Kirk Brae	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Assessment of any impact on nature conservation will be required • The character and setting of the C Listed Buildings which occupy the site must be protected and retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this character and setting • Parking requirements must be met within the site • It is expected that the buildings will be put back into residential use. 			

RGALA003	Old Refuse Tip	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Due to the nature of existing adjoining uses, it is not considered that this site could be developed for residential purposes • Flood risk assessment may be required • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Contamination assessment required and appropriate mitigation measures to be carried out thereafter • Vehicular access to be via the junction serving the adjacent Abattoir site to the north. The junction will require to be upgraded • A short length of footway will be required in Winston Road to help define the junction, to connect with the 'Black Path' and to allow a suitable pedestrian crossing point to link with the footway on the west side of Winston Road • Gas pipeline exists within eastern boundary of the site • There is moderate biodiversity risk associated with the site which must be given due consideration • Structure planting along northern and southern boundary • Protected species interests may be present within the structures and further assessment on nature conservation will be required • Existing overhead power lines will have implications for any development • The Southern Upland Way runs adjacent to the southern edge of the site. 			
RGALA004	Bylands	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • Site suitable for residential development • Vehicular access via Manse Street • Existing feature boundary wall to be retained where possible • Archaeological interests require to be investigated and mitigation measures may thereafter be required. 			
zCR2	Huddersfield Street/Hill Street	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
zCR3	Stirling Street	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

TRANSPORTATION

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zT11	Galashiels Transport Interchange	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
zRS2	Galashiels Railway Station	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Parking provision at site of existing bus station Vehicular drop off point to be provided within site. 			









EDUCATION

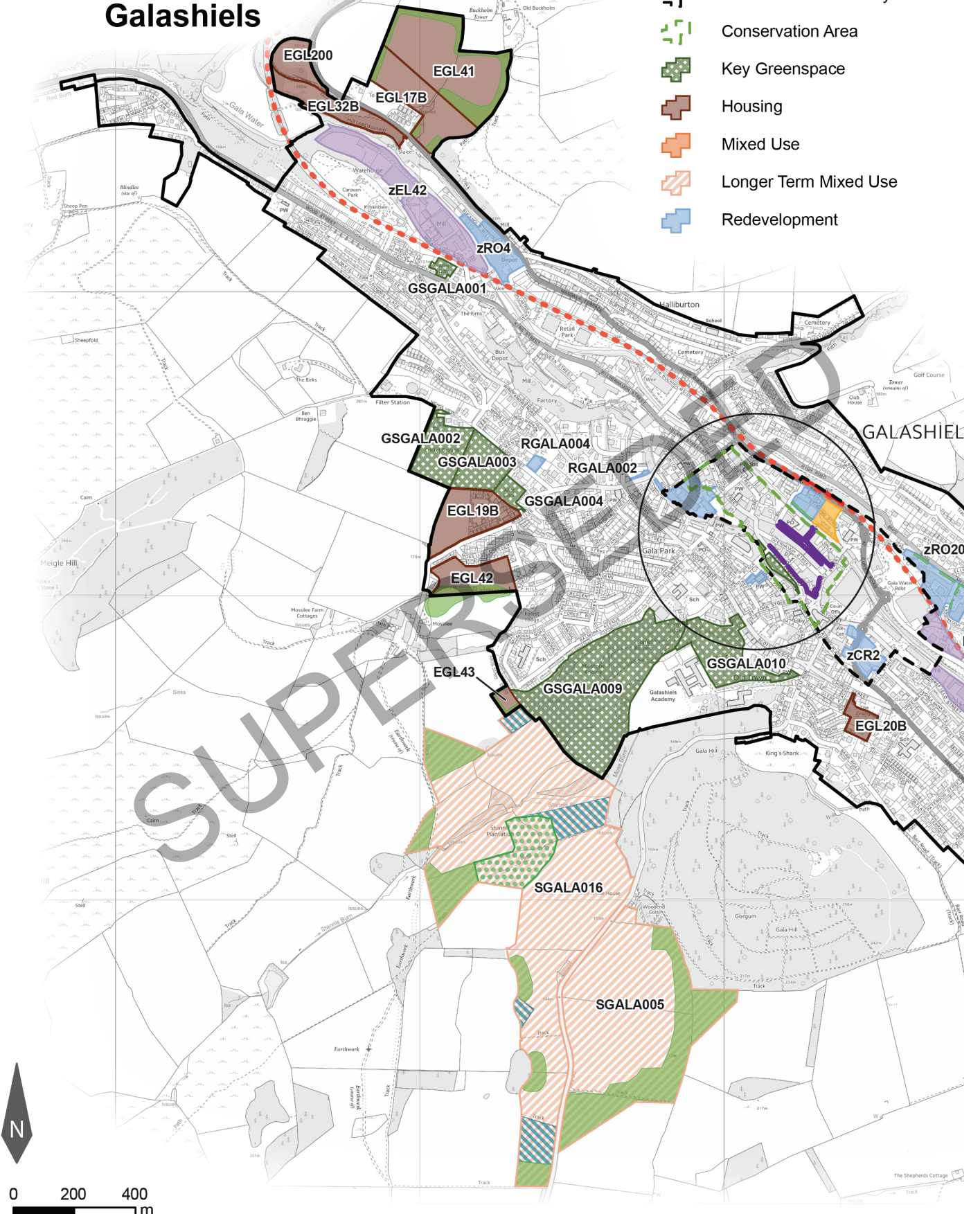
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zED2	Heriot Watt University - Netherdale Campus	2.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is an education safeguarded site as defined in Policy IS17. In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGALA001	Wood St. Allotment	0.3
GSGALA002	Manse Road Cricket Ground	2.8
GSGALA003	Manse Road Park	2.6
GSGALA004	Mossillee Allotment	0.6
GSGALA005	Public Park	2.7
GSGALA006	Tweed Road	6.6
GSGALA007	Galashiels RFC	3.3
GSGALA008	Bank Street Gardens	0.4
GSGALA009	Gala Policies	13.4
GSGALA010	Scott Park	3.8






Scottish Borders Council
Local Development Plan 2016
Galashiels

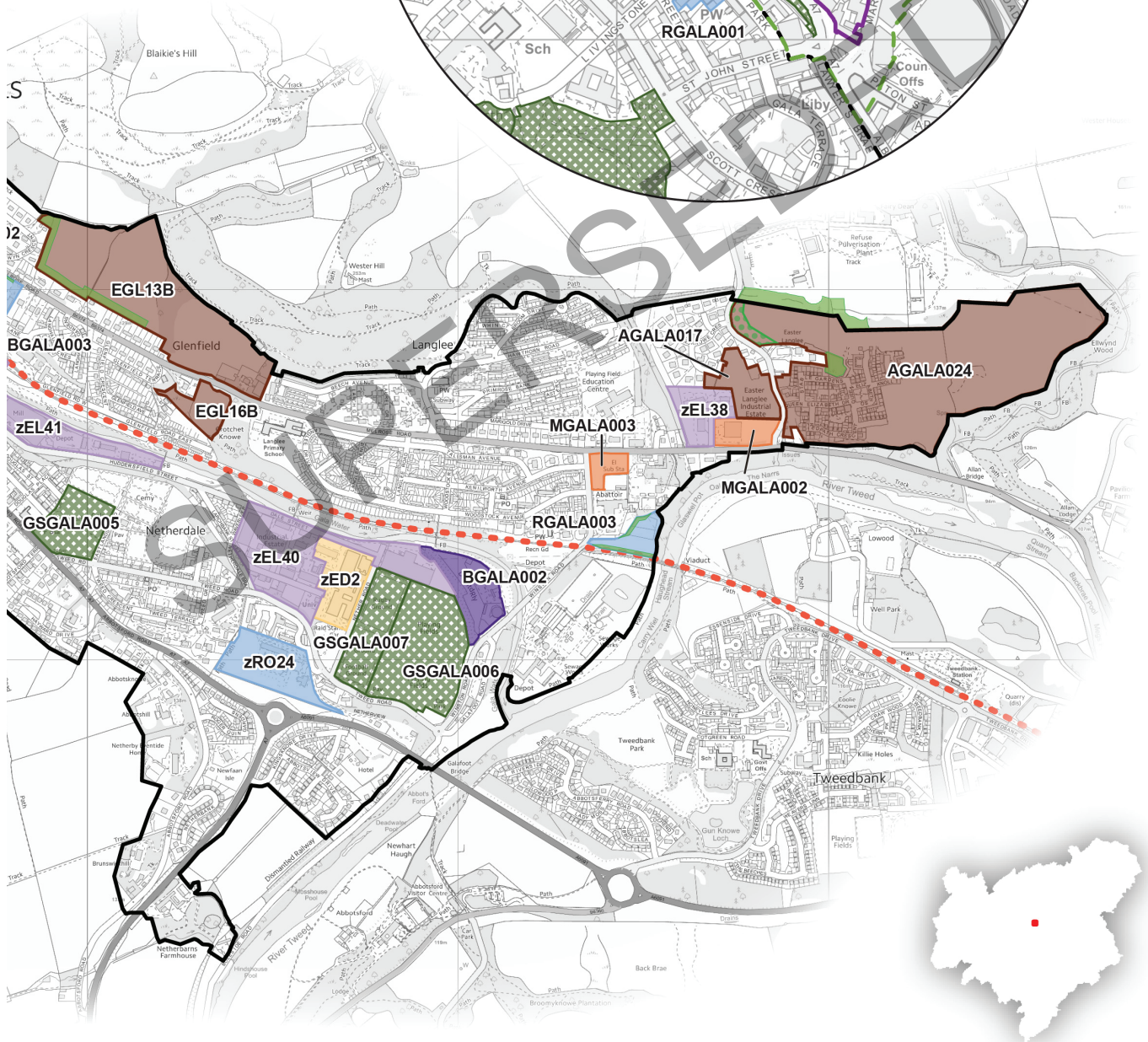
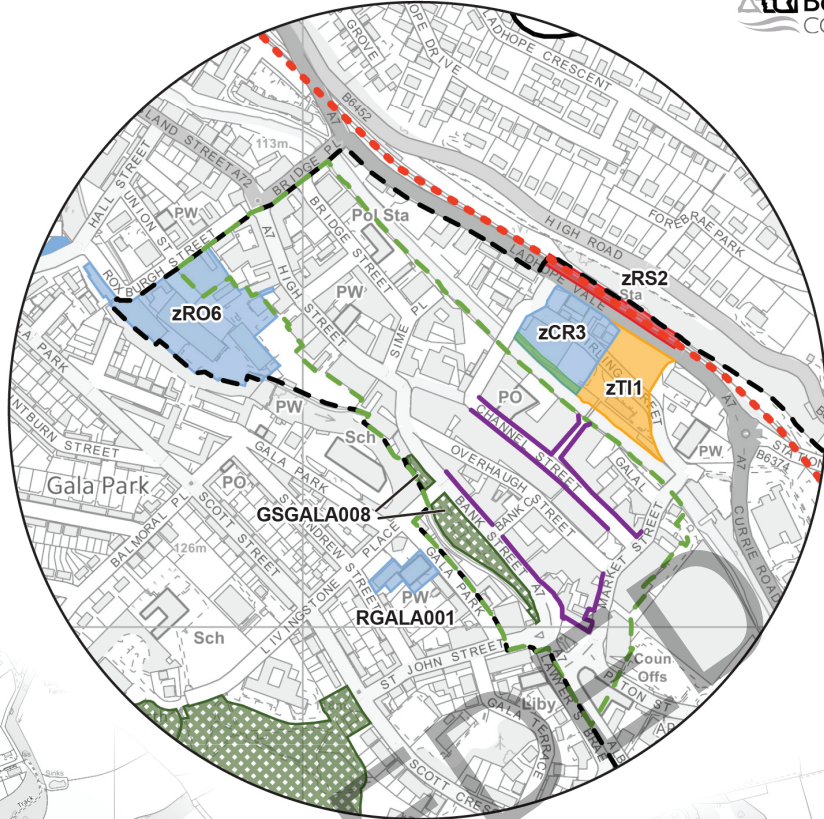
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment



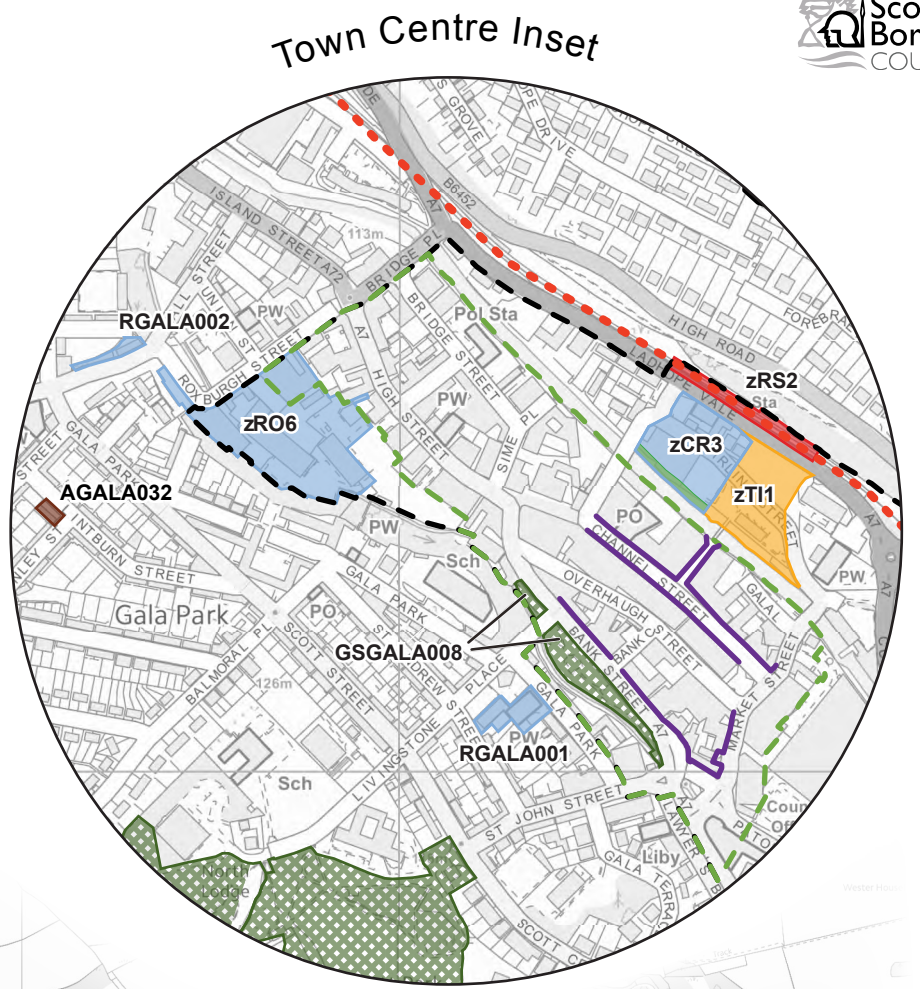
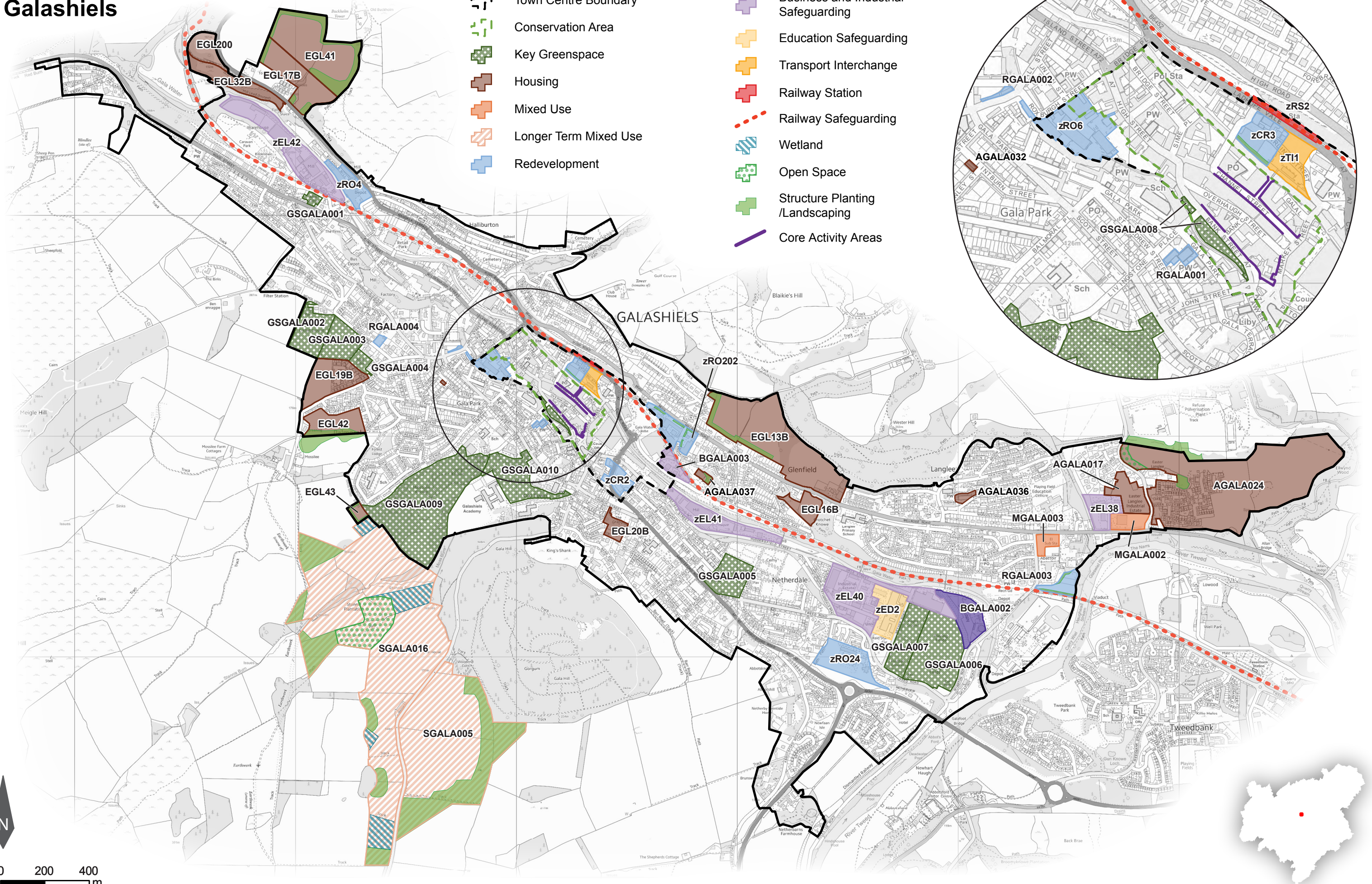
For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, TT
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only.

Town Centre Inset

-  Business and Industrial
-  Business and Industrial Safeguarding
-  Education Safeguarding
-  Transport Interchange
-  Railway Station
-  Railway Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas



Scottish Borders Council Local Development Plan 2016 as modified by Supplementary Guidance on Housing 2017
Galashiels



- Development Boundary
- Town Centre Boundary
- Conservation Area
- Key Greenspace
- Housing
- Mixed Use
- Longer Term Mixed Use
- Redevelopment
- Business and Industrial
- Business and Industrial Safeguarding
- Education Safeguarding
- Transport Interchange
- Railway Station
- Railway Safeguarding
- Wetland
- Open Space
- Structure Planting /Landscaping
- Core Activity Areas

