

# SETTLEMENT PROFILE

## GATTONSIDE

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

### DESCRIPTION

Gattonside lies within the Central Borders Strategic Development Area as defined in the SESplan. The settlement is located 2 miles from Melrose and under 4 miles from Galashiels. The population was 381 at Census 2001.

### PLACE MAKING CONSIDERATIONS

Gattonside benefits from an attractive setting in the Tweed Valley. It is viewed from many points across the valley; particularly prominent are the fields and land to the north side of the main road. The tree lined avenue around the southern edge of the village and down towards the footbridge to Melrose adds much to its setting as do the open fields between the village and the Tweed.

The Conservation Area of Gattonside takes in much of the settlement. Narrow winding streets and paths all contribute to the distinctive spatial identity of Gattonside. Properties tend to be one and a half to two storeys in height but there are also a few single storey properties within the Conservation Area.

Traditional building materials prevail within the Conservation Area and architectural details contribute to the sense of place. It is recommended that any alterations or new development within the Conservation Area should contribute to the retention of its character.

The quality of the countryside around Gattonside is recognised by its inclusion in Eildon and Leaderfoot National Scenic Area.

The Plan includes a large site for residential development at St. Aidans and a smaller residential site east of Montgomerie Terrace. Further development sites will not be promoted during the plan period as the sensitive character and setting of Gattonside must be protected from overdevelopment.

The settlement boundary has been amended to include land to the north east of the settlement. This may allow the opportunity for some form of residential development, although any such development must have no adverse impact on boundary trees protected by Preservation Orders.

There are two areas of key greenspace identified in the village, at The Triangle and the School Wynd.

## 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.

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.

Gattonside falls within an area identified for a contribution to the Waverley Railway Project (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.

The Waste Water Treatment Works in Melrose serve Gattonside. There is adequate capacity to accommodate 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
AGATT007	St Aidans	3.8	40
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Careful consideration will be required to establish the point of access from the B6360 (Main Street)</li> <li>Pedestrian / cycle link to be provided to Baker's Road</li> <li>The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting</li> <li>Site was formerly a designed landscape associated with Gattonside House and this would need to be explored prior to development. The mature trees within the site and on the surrounding boundary must be protected wherever possible</li> <li>Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials</li> <li>Open space must be provided to allow breathing space within the site and provide recreational facilities</li> <li>Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats.</li> </ul>			





EGT10B	Orchard	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Existing perimeter hedgerows and trees to be retained where possible</li> <li>• Vehicular and pedestrian access to be taken from Montgomerie Terrace</li> <li>• Residential amenity of adjoining residential properties to be safeguarded</li> <li>• The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials.</li> </ul>			

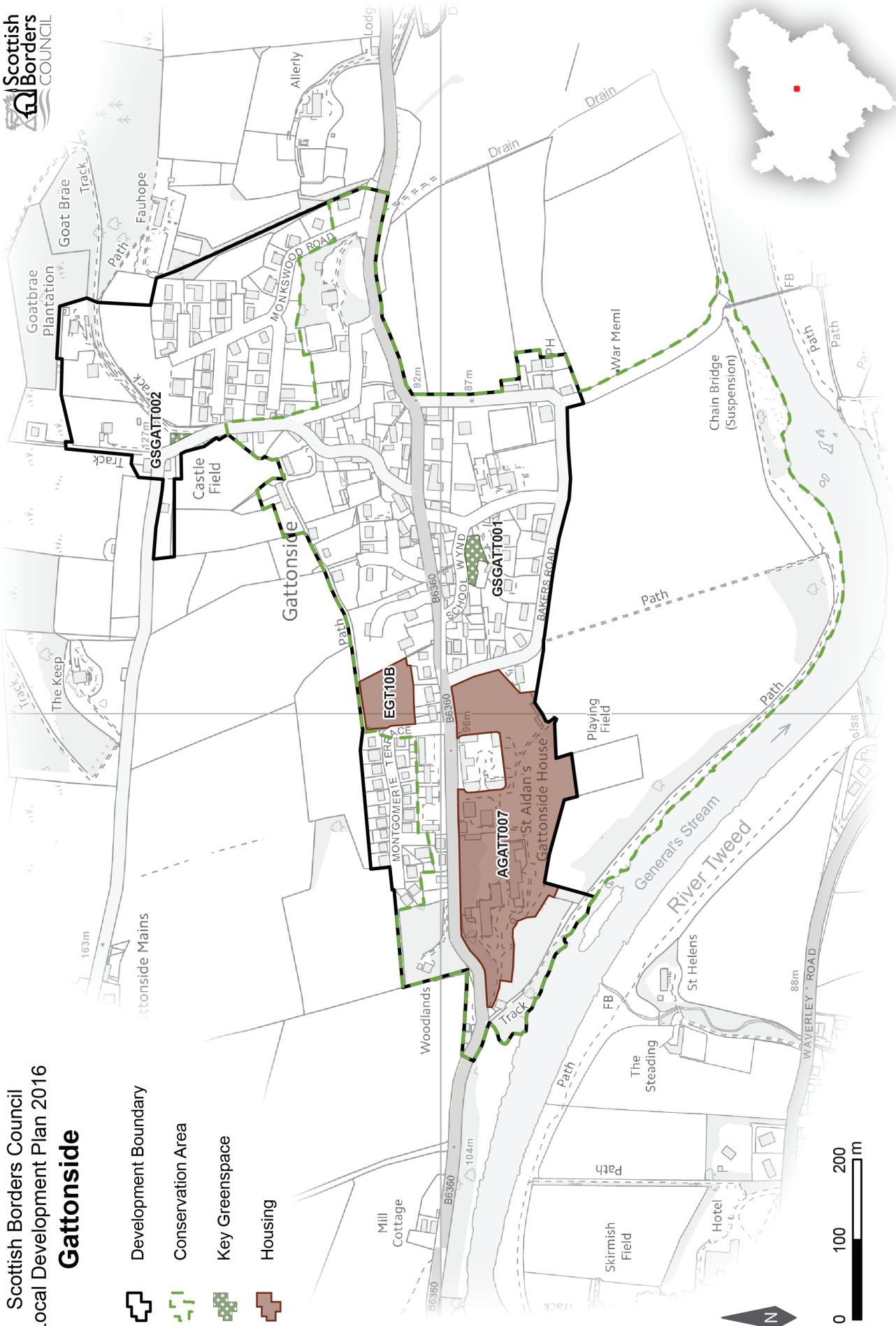
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGATT001	Gattonside	0.1
GSGATT002	The Triangle	0.02

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



-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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