

# SETTLEMENT PROFILE

## GAVINTON

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

### DESCRIPTION

Gavinton is located just over 2 miles from Duns and 17 miles from Berwick upon Tweed. The population of the village according to the 2001 Census was 201. Gavinton is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

### PLACE MAKING CONSIDERATIONS

Gavinton is an estate village intentionally set out around its Green in the 18th Century. Sited on a relatively flat area of land, the village benefits from attractive views, particularly of the surrounding gently rolling land, with large arable and pasture fields.

The Conservation Area is laid out in two short terrace rows and is centred on the rectangular green, surrounded by single and two-storey properties. Building materials that prevail are sandstone, harling and slate. The architectural details include sash and case windows, transom lights, and rybats. These elements of the built fabric help form the character of the Conservation Area. Any new development or alterations must therefore also aim to respect the individual buildings, the wider layout of the Conservation Area, and take account of the features listed. There are a total of 29 Listed Buildings within the Conservation Area.

The previously allocated housing site, which is not yet developed, is adequate to meet the identified housing need in the Local Development Plan period. The preferred area for longer-term development will be the area to the north of the settlement. The area to the south of the settlement should be protected from further development. The surrounds of Gavinton are designated as prime agricultural land.

### INFRASTRUCTURE CONSIDERATIONS

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

Funds have been identified to relocate the current Duns Primary School to the old Berwickshire High School. This will be a major refurbishment project. Developer contributions will be sought in the Duns PS catchment to assist in the provision of additional capacity. A contribution towards Berwickshire 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.

With regards to Waste Water Treatment Works, Gavinton 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

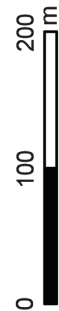
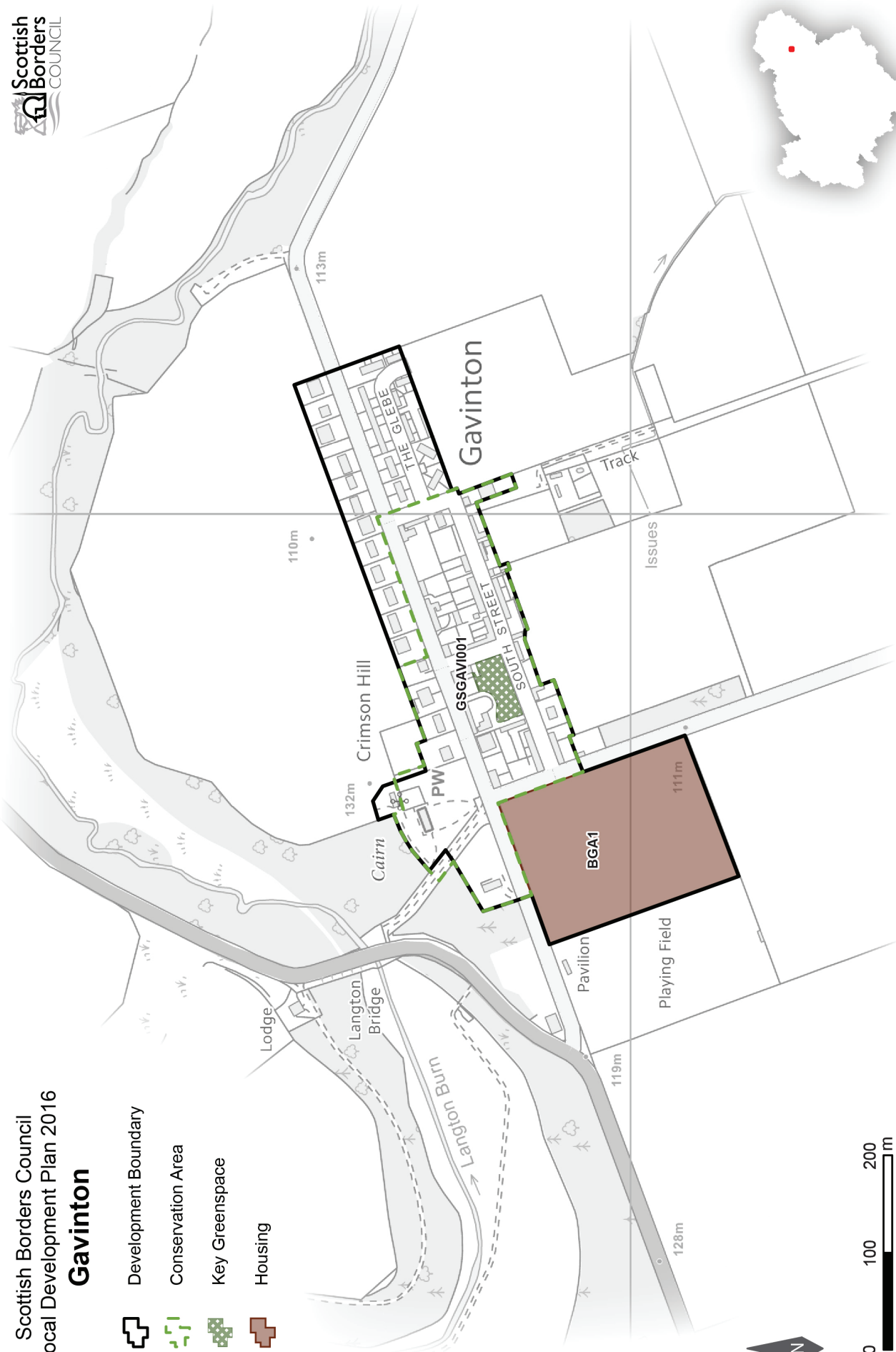
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGA1	West Gavinton	3.2	45
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGAVI001	Village Green	0.2

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

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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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. The original sources should be consulted to confirm information.