

# SETTLEMENT PROFILE

## GORDON

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

### DESCRIPTION

Gordon is located approximately 12 miles south-west of Duns. The population of the village according to the 2001 Census was 415. Gordon is located outwith the Eastern Strategic Development Area (SDA) as defined in the SESplan.

### PLACE MAKING CONSIDERATIONS

Gordon is a 19th century village that was formed along the Main Street and the Station Road that crosses it. Sited on a relatively flat area of land, Gordon benefits from attractive views within and out of the settlement. The surrounding landscape is gently sloping with large arable and pasture fields.

Gordon has three Listed Buildings, including both of the churches.

It is considered that development needs in the village for the period of the Local Development Plan will be met by the allocated site BGO9D. The preferred area for future expansion will be to the east of Gordon, north of Eden Road, dependent upon increasing waste water and drainage capacity. Development to the north of the settlement will be resisted.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under 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.

With regards to Waste Water Treatment Works Gordon 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

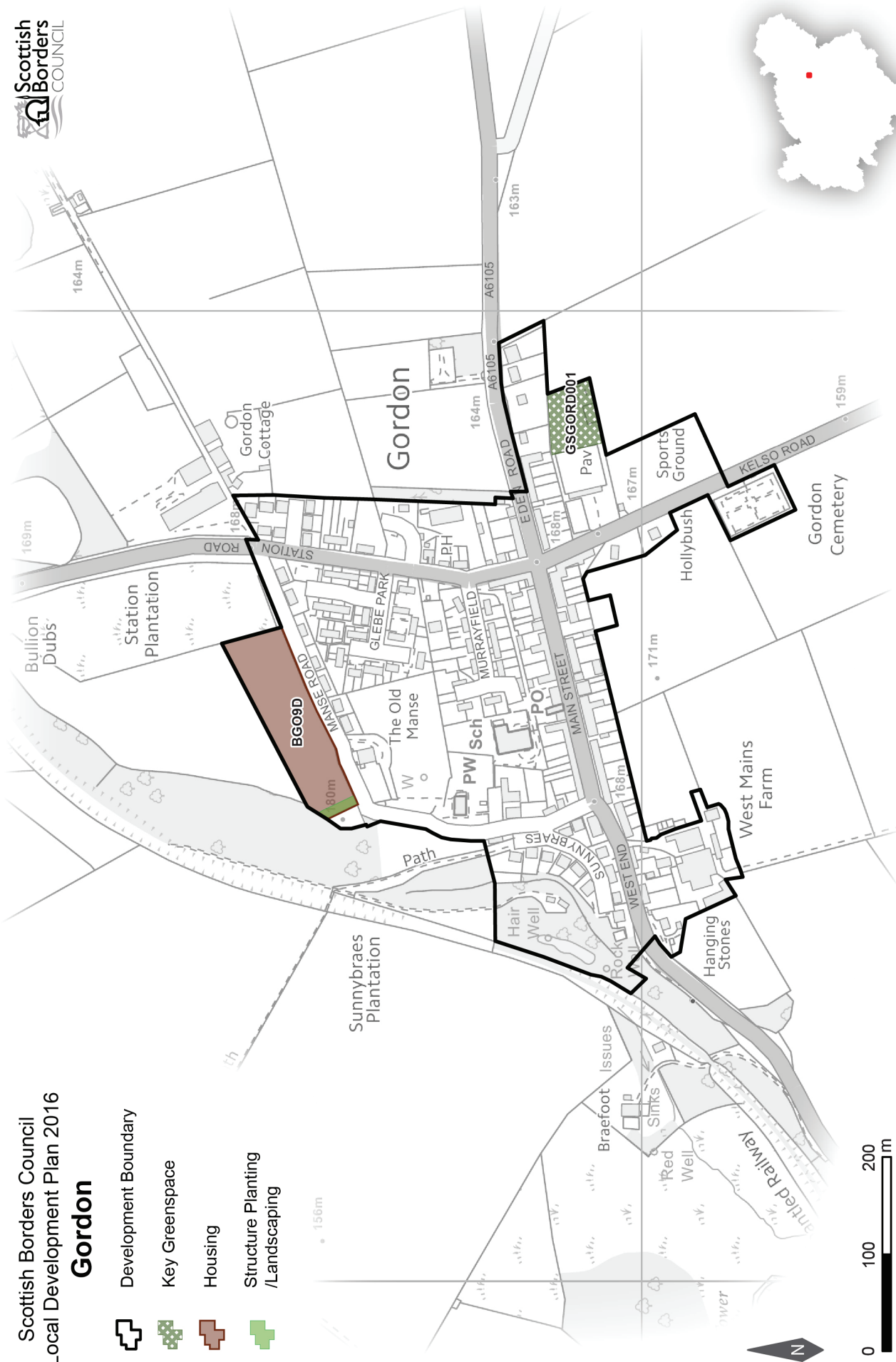
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG09D	Larger Glebe	1.2	18
Site Requirements			
<ul style="list-style-type: none"> <li>• Amenity of the property adjacent to the south west corner and the properties on the other side of Manse Road should be protected through satisfactory planting</li> <li>• Cognisance of the Tree Preservation Order to the west of the site</li> <li>• Access should be taken from the Manse Road, in line with guidance from the Council's Roads Planning team</li> <li>• Property orientation should take advantage of the southerly aspect of the site.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGORD001	Kelso Road	0.3

## Gordon

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



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