

SETTLEMENT PROFILE

GRANTSHOUSE

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

DESCRIPTION

Grantshouse is located 11 miles west of Eyemouth. The population of the village according to the 2001 Census was 97. Grantshouse is located outwith any of the Strategic Development Areas (SDA) identified in the SESplan.

PLACE MAKING CONSIDERATIONS

The settlement pattern of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. Predominately of a residential character, the settlement benefits from the many attractive open fields that give it a countryside setting.

There are two Listed Buildings within Grantshouse.

Grantshouse is located outwith the SDA and as a result there is no requirement for land to be allocated for development in the Local Development Plan period. The preferred area for longer-term development is the north side of Mansefield. Expansion in this direction will be dependent upon identified housing need. Development of the open space to the north of Grantshouse will be resisted. Development to the south of Grantshouse will also be resisted as this would severely compromise pedestrian safety, due to the proximity of the A1, and part of the land is subject to flood risk. The land to the north of Grantshouse is 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.

A contribution towards Eyemouth 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.

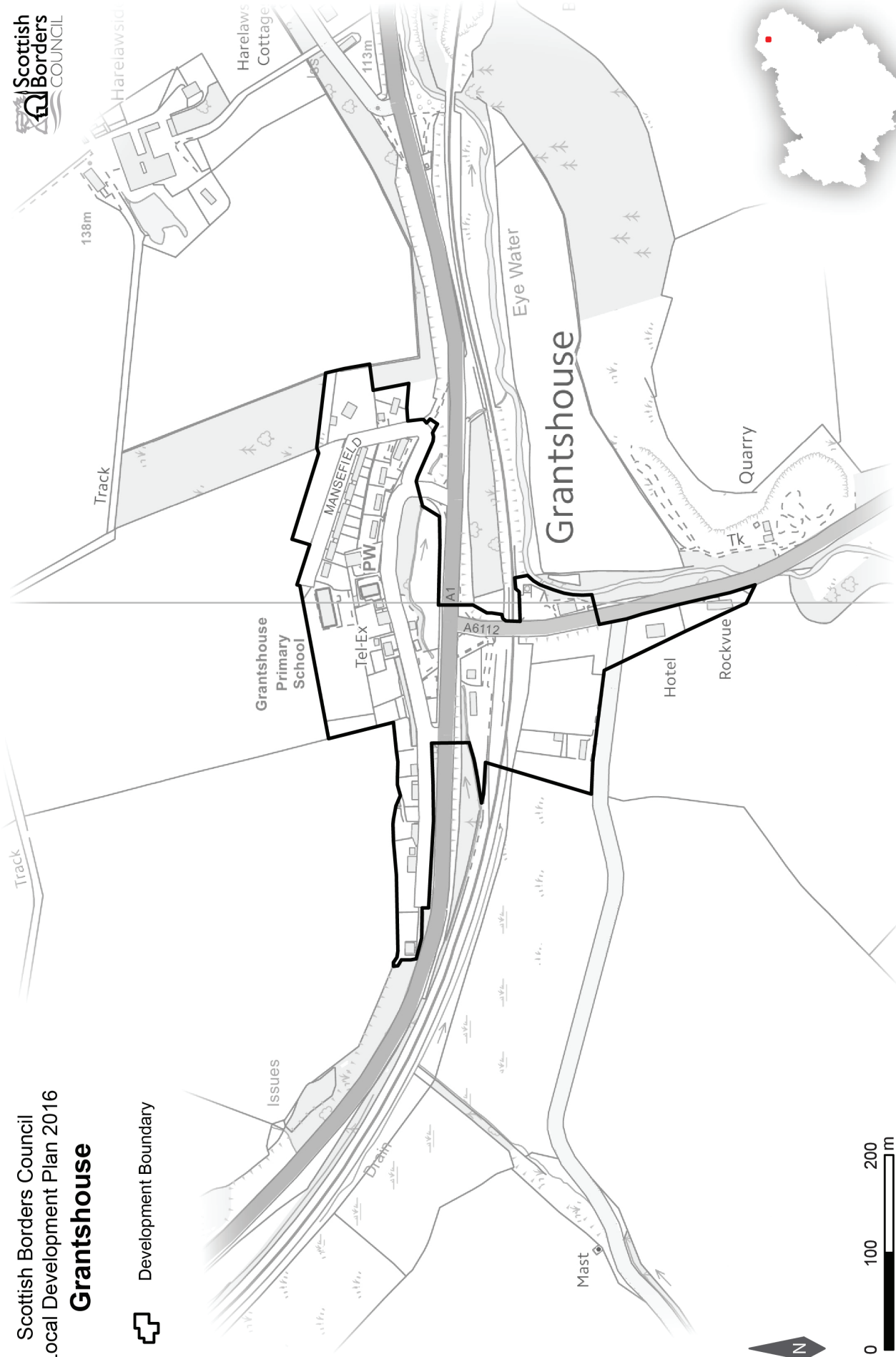
With regards to Waste Water Treatment Works Grantshouse has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development. There is limited environmental capacity as there is relatively low dilution available in the receiving watercourse.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

Scottish Borders Council
Local Development Plan 2016
Grantshouse



 Development Boundary



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