

SETTLEMENT PROFILE

GREENLAW

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

DESCRIPTION

Greenlaw is located 7 miles south-west of Duns and 9 miles north of Kelso. The population of Greenlaw according to the 2001 Census was 586. The settlement is located outwith any of the Strategic Development Areas (SDA) as identified in the SESplan.

PLACE MAKING CONSIDERATIONS

Greenlaw is located in the hills at the edge of the Lammermuirs with the Blackadder Water running through the town. The settlement originally developed along the High Street but there has been subsequent development up slope on the Duns road, marked by post-war Council housing, businesses, and a caravan park. There has also been further residential development to the south west, along Wester Row, and to the east, along Marchmont Road.

The Conservation Area of Greenlaw consists of the majority of the High Street, and contains 5 A-Listed Buildings, which contribute to the character of the town. Properties are generally built in short rows and there is a range of storey level and style. Building materials such as- sandstone, slate and pantiles; and architectural details such as- transom lights, sash and case windows, and pilasters, also contribute significantly to the character. Any new development must aim to positively contribute to this character. There is a Scheduled Monument, the Mercat Cross, beside the old Parish Church.

Greenlaw has sites previously allocated which are yet to be developed and are therefore carried forward into the Local Development Plan (LDP). Two Mixed Use development sites are included (MGREE001 and MGREE003) and it is intended that these sites support suitable complimentary developments.

The area at Halliburton Road (SGREE003) is the preferred area for potential longer term development. The area will be subject to further assessment, and will require a future Masterplan to ensure a coherent and holistic approach.

Land to the south of the settlement boundary, particularly surrounding Greenlaw Mill Farm, is subject to flood risk and also has the River Tweed Special Area of Conservation and SSSI. As a result development should be avoided in this location.

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 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.

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 are some pressures identified on health services accommodation which may require further upgrade.

With regards to Waste Water Treatment Works, Greenlaw 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
BG200	Marchmont Road	1.0	25
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AGREE004	North of Edinburgh Road	0.6	15
Site Requirements			
<ul style="list-style-type: none"> Main vehicular access route will be from Edinburgh Road Provide for future vehicular links to the longer term development area to the north Affordable housing provision on site Provide footway link to the centre of Greenlaw Existing landscape features to be conserved. 			

AGREE006	Marchmont Road II	3.2	60
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site • Main vehicular access route will be from Marchmont Road • A woodland buffer to contain the site and create new woodland walks linking the development with the surrounding countryside • Pedestrian access into the centre of the settlement • Potential improvements to Church Hill junction supporting the provision for alternative vehicular access into the site • Creation of parking opportunities for residents adjacent to the site • Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency • Evaluation and mitigation of any impact on the River Tweed SAC • Interim landscape buffering if site is developed in stages • The long term maintenance of landscaped areas must be addressed • Other vehicular links to the site and the mitigation of increased traffic flows in the area, including along Marchmont Road, will be evaluated through a Transport Assessment. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGREE003	Halliburton Road	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from the A697 (Edinburgh Road) to the south via the approved affordable housing site AGREE004. Pedestrian/cycle link to Halliburton Road is required and vehicular access via Halliburton Road should not be ruled out, but will require junction improvements at the A697 • Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary • Enhancement to the tree belt on the west side of the site • Open space at the top of the site to protect potential archaeology and prevent unattractive ridgeline • Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency • Interim landscape buffering if site is developed in stages • Further assessment of developer contributions for the new Berwickshire High School will be required and Greenlaw Primary School may be required • The long term maintenance of landscaped areas must be addressed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL22	Duns Road Industrial Estate	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1. 			










MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGREE001	South of Edinburgh Road	1.2	6
Site Requirements			
<ul style="list-style-type: none"> Any scheme proposed should be of a suitable mixed use nature i.e. involve complimentary uses and consider the interaction of different uses on site Vehicular and pedestrian access should be taken from the A697 in line with advice from the Roads Planning team Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site Planting on the southern boundary to screen the development from the entry to Greenlaw from the south on the A6105 Amenity of adjacent residential buildings should be considered through appropriate screen planting Orientation of buildings should take advantage of the southerly aspect of the site Orientation of buildings should take advantage of the long views from the site. 			
MGREE003	Former Extension to Duns Road Industrial Estate	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> Any scheme proposed should be of a suitable mixed use nature i.e. involve complimentary uses and consider the interaction of different uses on site Vehicular and pedestrian access should be taken from the A6105 (Duns Road) in line with advice from the roads planning team Screen planting to the north and east to screen the development from approaches to Greenlaw from the north and to define a settlement edge Amenity of the neighbouring residential properties and business should be considered through satisfactory screen planting Orientation of buildings to take advantage of the southerly aspect of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGREE001	WS Happer Memorial Park	3.2
GSGREE002	The Green	0.6

Scottish Borders Council
Local Development Plan 2016
Greenlaw

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping



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