

SETTLEMENT PROFILE

HAWICK

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

DESCRIPTION

Hawick is situated in the valley of the River Teviot and is the most southerly town in the Central Borders Strategic Development Area as defined in the SESplan. The population is 14,800 (2001 Census), making it the largest in the Borders by population. The A7 Carlisle to Edinburgh trunk road runs through the town.

PLACE MAKING CONSIDERATIONS

Hawick is centred on the River Teviot around its confluence with the Slitrig Water. Both these rivers are part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The rivers are important focal points, especially when viewed from the bridges, including the James Thomson footbridge, and public open spaces, including Wilton Lodge Park. The Teviot Valleys Special Landscape Area is located to the east of the settlement.

Hawick's history can be traced back to the 12th century, and the town grew significantly with the arrival of the industrial revolution, in particular the expansion of the knitwear and textile industries and the introduction of the railway.

The town centre is a Conservation Area which includes all the High Street and the historic core around Drumlanrig Square to the south. Properties along the High Street date mainly from the Victorian era and include a range of architectural styles dominated by the impressive Scots baronial Town Hall. The Conservation Area has retained many of its distinctive characteristics, with the High Street having a strong urban feel. There is still evidence of the medieval pattern of burgage plots or 'rigs' here. A number of textile mills are still in existence, including the Category 'A' listed Tower Mill – one of three 'A' Listed Buildings in the Conservation Area. There are also 90 more Listed Buildings of lesser designation.

In the Hawick Conservation Area there is a variety of building types, styles and periods, reflecting the history, diversity and development of the town. Buildings are chiefly of stone with slate roofs and contain a range of interesting architectural details. All these elements contribute to the distinctiveness of the Conservation Area and should be respected when development or alterations are proposed.

Hawick has experienced significant economic decline largely as a result of the contraction of the local textile industry. With its rural location, commuting to other work areas is more challenging, limiting alternative employment opportunities. The town remains in need of regeneration and the Council's Economic Development team is working in partnership with the community to maximise the town's potential and create new jobs.

Recent projects around the Heart of Hawick complex comprising Tower Mill, the Textile Towerhouse (formerly Drumlanrig's Tower) and the Heritage Hub at the south end of the High Street as well as the redevelopment of the Commercial Road and the regeneration of key properties of historical/conservation significance on the High Street area have helped to regenerate the town. The further development of the Galalaw area to the north of Hawick provides a key opportunity for mixed use development.

Ten redevelopment sites are identified within the settlement, to encourage the re-use of previously developed land. These are mainly former mill sites, but also include the former Cottage Hospital – a Category B Listed Building in need of a new use.

Hawick is an important centre within the Central Borders Strategic Development Area and has a wide range of housing and business/industrial opportunities to enable growth to take place, including the strategic business and industrial site at Galalaw on the northern edge of the town. An additional area of land has been allocated for housing at Burnfoot, adjacent to Galalaw. In recent years, new retail units have been developed on the north side of the River Teviot on Commercial Road, so the town centre boundary has been extended accordingly. The Core Activity Area is focused in recognition of the long term reduction in traditional town centre retailing and the need to diversify uses in the centre to maintain prosperity.

Development to the south of the settlement will be resisted if it will exacerbate road congestion in the Loan.

There are a total of fifteen key greenspaces identified in the town, including the Volunteer Park, Wilton Lodge Park and various allotment sites.

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.

There is no requirement for contribution towards education provision.

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. The Council is currently progressing a Flood Protection Scheme to alleviate the risk of flooding in Hawick. A preferred scheme has been approved and is now progressing to the design stages.

There is current pressure on the Primary Healthcare Team's accommodation in Hawick which may require further upgrade.

The Council has long term aspirations to see the southward extension of the Borders Railway to Hawick and Carlisle in accordance with SESplan policy. The indicative line of the railway, which is largely co-incident with the disused railway line, is therefore protected from development.

In respect of the Waste Water Treatment Works and Water Treatment Works, Hawick currently has sufficient capacity.

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
RHA12B	Summerfield 1	1.7	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA13B	Summerfield 2	2.7	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA21B	Leadburn 2	1.6	40
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to this site will be from Leaburn Drive to the north of the site Design and site layout must take account of the sloping nature of the site and the need to retain mature trees – most notably on the south western boundary of the site Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency SUDS is required to deal with surface water drainage on the site Boundary hedgerows and tree planting are required, particularly on the north western perimeter, to landscape the edge of the built-up area with a management scheme for planting and after-care Pedestrian links shall be designed to provide convenient access to Weensland Road (A698) and the recreation ground to the west. 			
RHA24A	Crumhaughill	2.5	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA25B	Stirches 2	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal	4.0	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

AHAWI006	Guthrie Drive	6.9	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Relation to St Andrews convent needs to be considered and taken into account in development proposals • The woodland policies to the north west of the site need to be retained and managed • Trees along Guthrie Road need to be retained or improved (as amended for visibility and access purposes) • Undergrounding of existing overhead transmission lines to be considered. • Access to be via Guthrie Drive • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • Landscaping is required to reduce visual impact from the west • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required 			
AHAWI013	Gala Law	5.5	100
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

POTENTIAL LONGER TERM HOUSING LAND (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SHAWI003	Burnfoot (Phase 1)	5.0	100
Site Requirements			
<ul style="list-style-type: none"> • Design and site layout must take cognisance of the sloping nature of the site • Development to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west. A flood risk assessment may be required. • Hedgerows are required on the eastern and western parts of the site to reduce visual impact. A management scheme for planting is also required • Care must taken to provide boundary treatment to the north to separate housing land and business and industrial land • Vehicular access to this site is achievable from the B6359 • Pedestrian linkage will be required to the bus laybys on the A7 at the Galalaw roundabout and a footway is required on the northwest side of the B6359 • The road layout will need to integrate fully with the allocated business and industrial site to the north (BHAWI001). A masterplan should address this • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL60	Gala Law Business and Industrial Land Proposal	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a strategic business and industrial site as defined in Policy ED1 • Vehicle access is from the Galalaw Business Park estate road to the north of the site • Landscaping is required along the road frontage and to the rear of the site to create a high quality setting for the development. A management scheme for planting is also required. 			
BHAWI001	North West Burnfoot	5.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic business and industrial site as defined in Policy ED1 • Hedgerow enhancements are required along the northern and eastern part of the site to minimise visual impact from the north and west. A management scheme for planting is also required • The Mill Dam should be excluded from the development • Site should be planned in association with site SHAWI003 and road network should integrate both schemes • Development of site should accommodate the retention of key views from the Gala Law roundabout area • Vehicular access to site is achievable from B6359 • Vehicular access is available from the road serving Galalaw Business Park and a footway is required on the north west side of the B6359 • The B6359, beyond the Henderson Road junction, needs to be upgraded in terms of width; footway provision and street lighting and a 30mph speed limit may be required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors and provision for their long term management and maintenance. 			
BHAWI002	Gala Law North	6.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic business and industrial site as defined in Policy ED1 • Hedgerow enhancements and structure planting are required along the eastern, northern and western part of the site to minimise visual impact from the north, east and west. A management scheme for planting is also required • Careful consideration regarding layout and scale is required to minimise visual intrusion in the landscape • A strip of semi-natural woodland that runs through the site needs to be retained except if part of it is needed for access • Pedestrian links are required to bus laybys at Galalaw roundabout • There are potential issues with contaminated land on the site and this should be further investigated. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL48	Gala Law (Safeguarded Site)	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a strategic safeguarded business and industrial site as defined in Policy ED1. 			
zEL49	Burnfoot	17.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL62	Weensland	2.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required for proposed development within this area. 			
zEL50	Mansfield Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required for proposed development within this area. 			
zEL51	Loch Park Road	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a local safeguarded business and industrial site as defined in Policy ED1. 			
zEL52	Liddesdale Road	1.5	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
MHAWI001	Gala Law	29.2	N/A
Site Requirements			
<ul style="list-style-type: none"> The design and site layout should aim to retain areas of significant biodiversity value A landscape and ecological strategy should be prepared to restore and create habitats and wildlife corridors and to create a high quality landscape setting for the development. The developer should provide for the long term management and maintenance of these areas The layout of roads and paths, shall be designed to maximise ease of movement for pedestrians and cyclists within and into the site and to ensure convenient access to bus services. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR08	Commercial Road	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHAWI001	Slitrig Crescent	1.6	70
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site Redevelopment of the site should take advantage of the location close to the town centre Design and layout should give proper respect to the listed buildings, archaeological records and the location in the Conservation Area in Hawick Any development is required to take into account the intimate setting of the area around Slitrig Crescent and Slitrig Bank area Parking is required to be included within the layout of the development Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Contamination assessment required due to the relation to the former Waverley railway and appropriate mitigation measures to be carried out thereafter Land in direct proximity to the railway is required to be safeguarded to comply with Structure Plan policy In the short term, the site would benefit from improved open space in the south eastern corner that would also create a link to the core path along the former railway line. 			
RHAWI009	Knitwear Factory	0.2	6
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site Mitigation measures are required to prevent any impact on the River Tweed SAC Protected species interests have been recorded in the area and further assessment on nature conservation will be required. 			
RHAWI010	Cottage Hospital	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> The B Listed former Cottage Hospital and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting Access is likely to be from Buccleugh Road (A7), via the shared entrance with Borders College There are trees within the site which are protected by Tree Preservation Orders as well as other mature trees which must be retained and protected. BS5837 site appraisal for tree cover required SUDS is required to deal with surface water drainage on the site Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter Due to the regional historic interest of the building, a Historic Building Survey to be undertaken Assessment of any impact on nature conservation will be required. 			

RHAWI011	Factory, Fairhurst Drive	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • Access from Fairhurst Drive • Use should be compatible with the adjacent residential area • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Assessment of any impact on nature conservation may be required. 			
RHAWI012	St Margaret's & Wilton South Church	0.04	N/A
Site Requirements			
<ul style="list-style-type: none"> • Any development must preserve or enhance the character of the Conservation Area • Historic building recording of the late 19th Century church may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Amenity of existing residential properties must be safeguarded. 			
RHAWI013	Former Council Houses, Eastfield Road	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site • Use should be compatible with the adjacent residential properties to the south and east • Archaeological interests require to be investigated and mitigation measures may thereafter be required • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Protected species interests may be present within the existing structures and further assessment on nature conservation will be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter. 			
RHAWI014	Land on Mansfield Road	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site • Use should be compatible with adjacent residential properties to the north and east • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. 			
RHAWI015	Land east of Community Hospital	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • The C listed building and its setting (Former Office to Turnbull's Finishing Works) to the north must be protected. Any development on this site must be designed sympathetically to this setting • A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The service road will require to be upgraded, possibly to adoptable standard. • Site connectivity to the site to the north may be desirable. 			

RHAWI016	Former N Peal Factory, Carnarvon Street	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • The design and layout of development proposals should ensure that there is no adverse impact on adjoining land uses • The C listed building which occupies the site and its setting (Former Office to Turnbull's Finishing Works) must be retained. Any development on this site must be designed sympathetically to this setting • Use should be compatible with adjacent residential properties to the north and east • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Demolition or alteration would require a Historic Building Survey to be undertaken and possibly further mitigation of impacts • Protected species interests may be present within the structures and further assessment on nature conservation will be required • Vehicular access off Carnarvon Street, provided the use is not intense and does not involve any undue use by HGV traffic. Connectivity with the road to the south may be desirable although the creation of a rat-run would be objectionable. 			

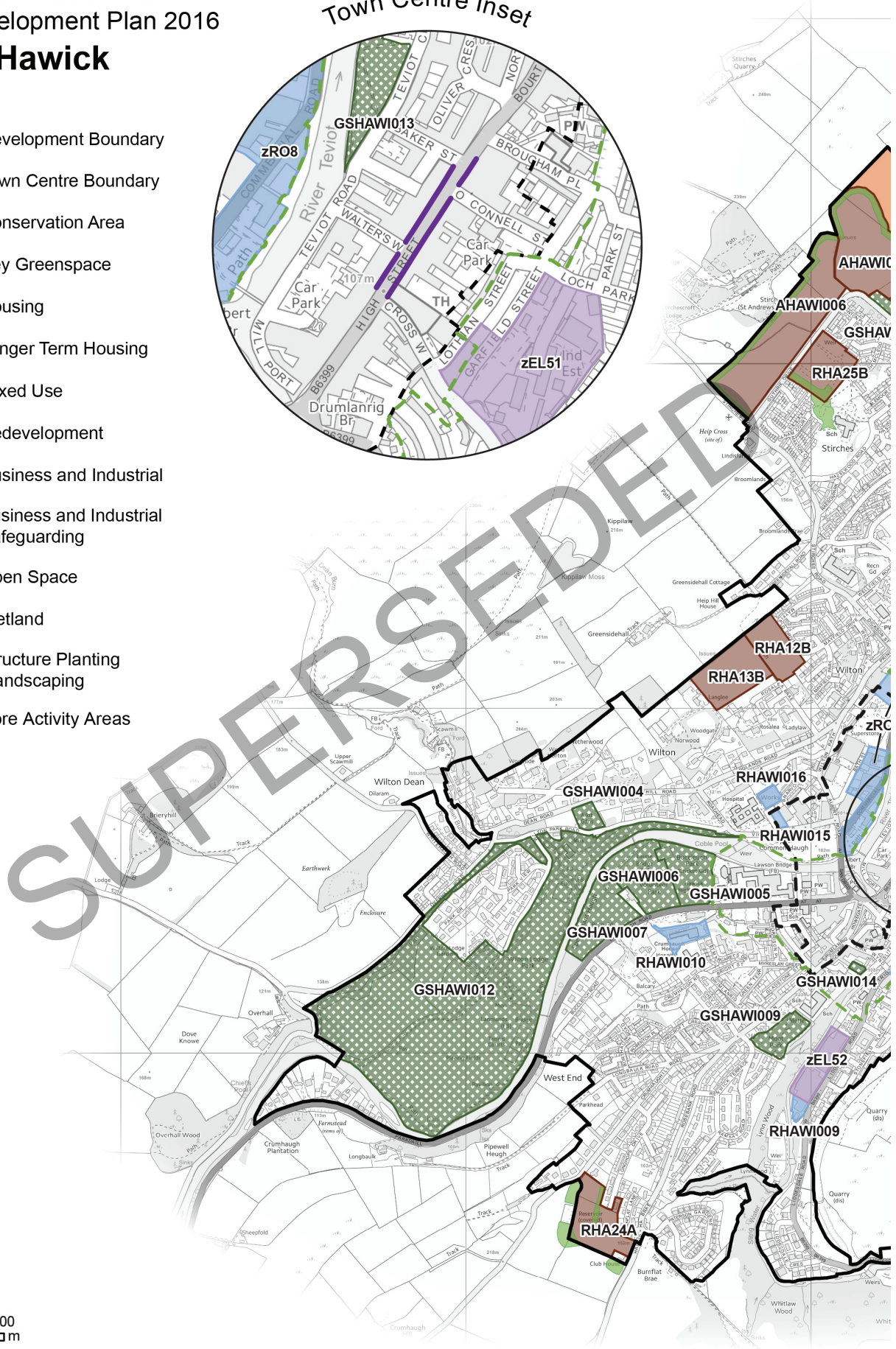
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHAWI001	Twirlees Terrace Allotments	0.3
GSHAWI002	Bard Road Allotment	1.1
GSHAWI003	Fisher Avenue Allotment	1.7
GSHAWI004	Dean Road Allotments	0.6
GSHAWI005	Hawick & Wilton CC	2.2
GSHAWI006	Volunteer Park	2.8
GSHAWI007	Volunteer Park ATP	2.6
GSHAWI008	Allotments at Guthrie Drive	0.7
GSHAWI009	Moat Site	1.1
GSHAWI010	Mansfield & Albert Park	3.6
GSHAWI011	Park in Burnfoot	2.8
GSHAWI012	Wilton Lodge Park	33.3
GSHAWI013	Little Haugh	0.6
GSHAWI014	The Village Allotments	0.1
GSHAWI015	Weensland Allotments	0.3

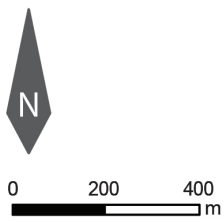
Hawick

Town Centre Inset

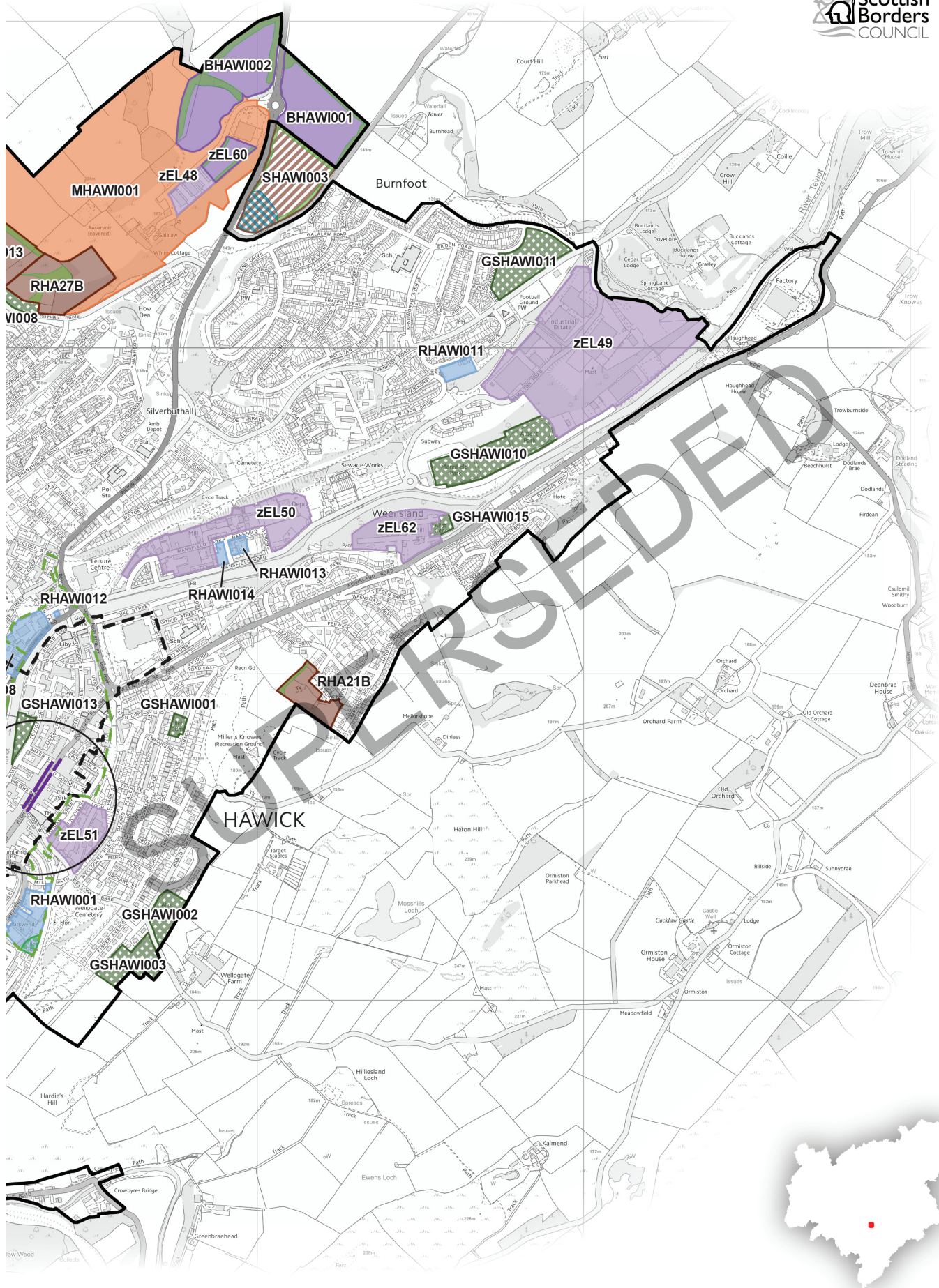
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Wetland
-  Structure Planting /Landscaping
-  Core Activity Areas



SUPERSEDED



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Hawick

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