

SETTLEMENT PROFILE

HEITON

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

DESCRIPTION

Heiton is located 2.5 miles to the south of Kelso. The settlement is located within the Central Borders Strategic Development Area as defined in the Strategic Development Plan. According to the 2001 Census the population of Heiton is 133.

PLACE MAKING CONSIDERATIONS

Heiton is a linear settlement formed along the A698, the main road from Kelso to Hawick. There is a wide mix of house types within Heiton, including traditional terraced housing to the north of the village and larger detached units with some back-land development in the southern part.

The Plan identifies two housing sites within Heiton along the eastern side of the Main Street at both the north and south of the village. The Plan also identifies one greenspace for protection at Heiton Recreational Park.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

The accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when the areas for longer term development are taken onto account. It has been agreed to build a new, modern school nearby the current site. The new school is due to open in 2016. In accordance with developer contribution policy, a contribution towards the additional facilities at the new Kelso High School will be sought, to recoup the capital invested by the Council.

With regards to Waste Water Treatment Works, Heiton 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
RHE2B	Heiton Mains	0.9	15
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site will primarily be directly from the A698 with respect for the urban form of the village Structure planting required to the eastern boundary to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site should be from the A698 with respect for the urban form of the village Structure planting required to the southern and eastern boundaries to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHEIT001	Heiton Recreational Park	0.4

Heiton

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



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