

SETTLEMENT PROFILE

HERIOT STATION

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

DESCRIPTION

Heriot Station is in the Northern Housing Market Area, outwith any of the Strategic Development Areas as defined in the Strategic Development Plan. Heriot Station is located in the valley of the Gala Water, five miles north of Fountainhall and to the west of the A7. It is associated with a series of small building groups in the lower end of the valley of the Heriot Water.

PLACE MAKING CONSIDERATIONS

The settlement is set within the pastoral upland valley of the Gala Water. Services such as the school and church are located further up the valley of the Heriot Water to the west.

The character of Heriot Station is established by single sided development along the B709 facing south down the valley of the Gala Water, with a cluster of residential areas to the rear. Properties are generally single to a storey and a half in height; those that front onto the B709 are generally of traditional character, detached and constructed of traditional materials such as harl and slate. A few semi detached properties however, do exist within the settlement.

The Plan does not provide any housing allocations or areas for longer term development in Heriot Station. However, the Plan identifies the play area as an area of greenspace to be protected.

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.

In relation to education provision there is currently no requirement for development contributions.

Heriot Station falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

Road improvement works associated with the Waverley Railway Project are planned at Falahill, to the south of Heriot Station, and to the north of Fountainhall.

With regards to waste water, Heriot Station is largely served by private drainage.


Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

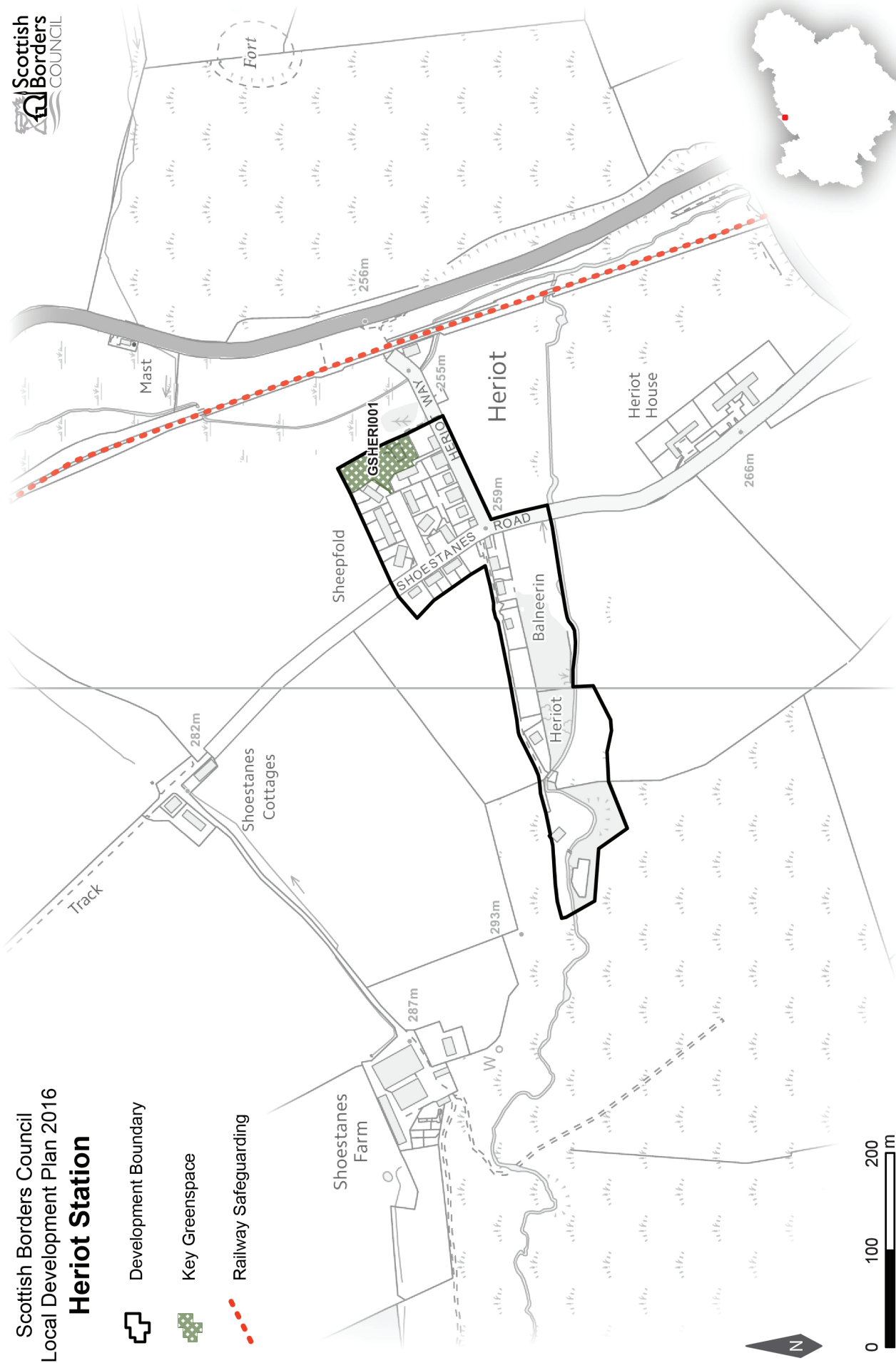
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHERI001	Play Area	0.3

Scottish Borders Council
Local Development Plan 2016
Heriot Station

-  Development Boundary
-  Key Greenspace
-  Railway Safeguarding



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