

SETTLEMENT PROFILE

HUTTON

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

DESCRIPTION

Hutton is located in Berwickshire, 10 miles to the east of Duns. The population of the settlement according to the 2001 Census was 89. Hutton is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

PLACEMAKING CONSIDERATIONS

Hutton is located on the lowlands associated with the River Tweed, the settlement is therefore flat and surrounded by arable fields, which are designated as prime agricultural land.

The village is within the Eastern SDA as identified by the SESplan and as a result land could be identified to meet housing demand. In this Local Development Plan period the existing allocated site, which remains undeveloped, is considered adequate to meet housing demand.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under provisions of Policy H1 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.

With regards to Waste Water Treatment Work, Hutton 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 Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS





HOUSING

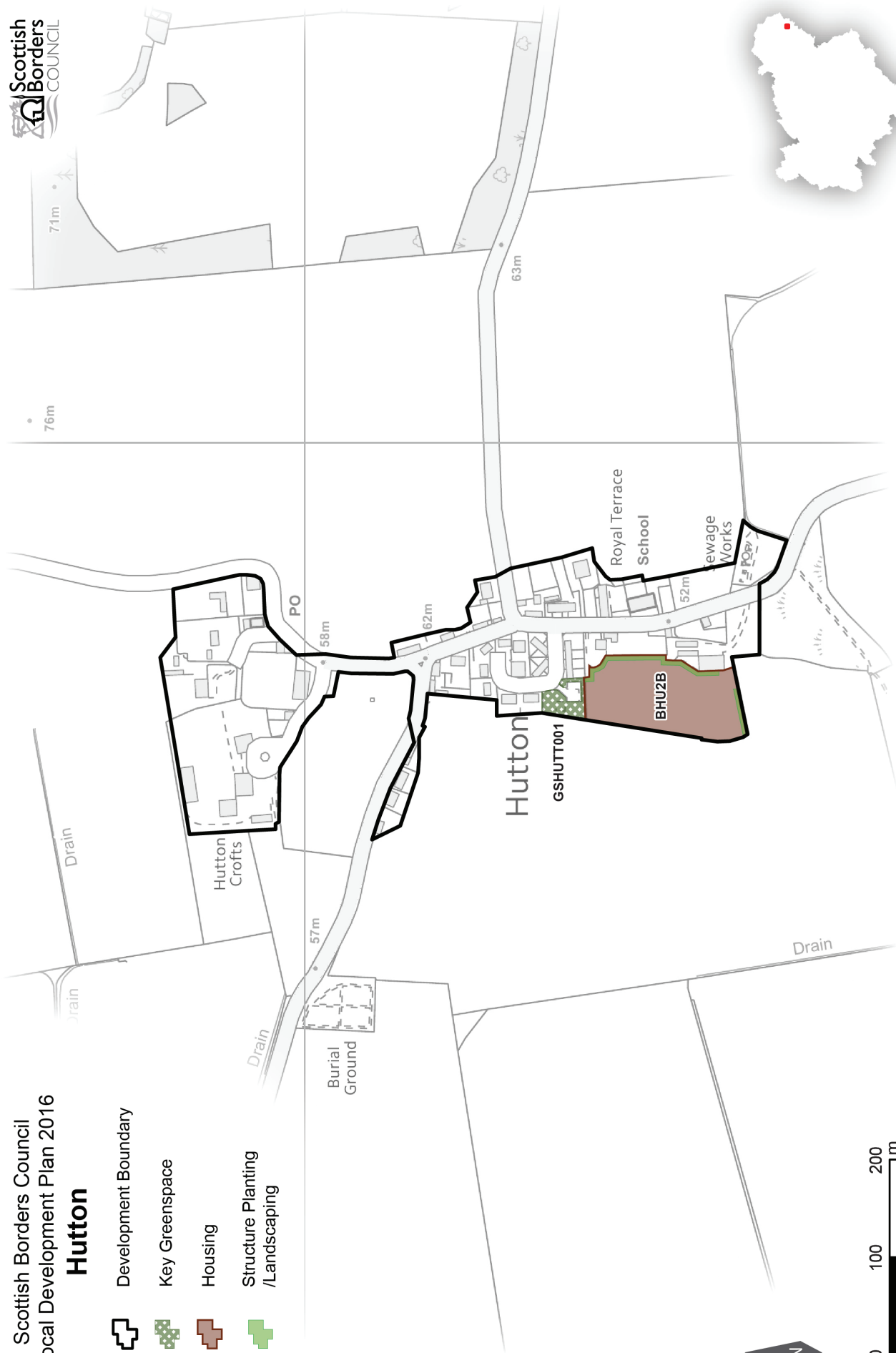
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BHU2B	Rosebank	1.1	11
Site Requirements			
<ul style="list-style-type: none"> • Provide structure planting at southern edge to provide enclosure to the site and to define a settlement boundary • Retain existing hedge planting on the western edge to define a settlement boundary • Provide satisfactory planting to safeguard the amenity of neighbouring properties, particularly at north-east and south-east corners • Property orientation should take advantage of the southerly aspect and long views • Work will be required to establish a vehicular access from Royal Terrace or Knowepark, this should be done in line with advice from the Council's Roads Planning Team • Pedestrian links through the site to Royal Terrace and to Knowes Close and the play park should be provided • Investigation of possible archaeological links to the north west of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHUTT001	Recreation and Play Area	0.1

Hutton

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



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