

# SETTLEMENT PROFILE

## INNERLEITHEN

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

### DESCRIPTION

Innerleithen is located in the Western Development Area as defined in the Strategic Development Plan. The town is located in the Northern Housing Market Area. Innerleithen is located almost 7 miles east of Peebles. The 2001 Census population was 2619.

### PLACE MAKING CONSIDERATIONS

Innerleithen sits on a significant bend in the River Tweed at a point where the valley floor opens out into wide haughland, and the majority of the built up area of the town lies on this haughland. The entrances into the town are generally quite pleasing and there is a good integration with the adjoining landscape to the north due to the mature landscape framework. The River Tweed and the flood plain dominate the southern side of the village.

The town developed in the late 18th century on the development of the textile industry and the publication in the early 19th century of Sir Walter Scott's *St Ronan's Wells*, which extolled the restorative qualities of the spring waters. At this time the High Street was developed but it was not until the end of that century that the major expansion of the settlement occurred extending behind the High Street to the south and to the south east beyond the Leithen Water. Another major expansion also occurred after the 2nd World War with a major public housing scheme in the east towards the former Pirn House. Recently new residential development within the settlement has taken place to the north in the vicinity of Kirklands and it is in this area where future development is expected to take place.

The character of Innerleithen owes much to the Leithen Water that runs through the town to the Tweed. A lade to the west of the river supplied several woollen mills (one of them was the first in the Borders, established in 1788), a sawmill and Smail's Printing Works (now run by the National Trust for Scotland). Innerleithen was an ideal location for the woollen industry. Its fast flowing river offered waterpower to the mills and wool was produced in the surrounding pastoral countryside. The development of the woollen industry did not begin as a gradual process, but on a large scale with the building of Brodie's Mill.

The Conservation Area of Innerleithen includes much of the High Street, Leithen Road, and part of Traquair Road, Waverley Road, Horsbrugh Street, and Pirn Road. The majority of properties within the Conservation Area are 19th century and residential and follow a fairly general pattern. Architecturally they are quite plain as individual units but rely for their interest and integrity on their proportioning, detailing and uniformity as a group of buildings. Sneaked whin stone, sandstone, harling, stone quoins,

and slate are the main building materials. Most properties have timber sash and case windows and solid timber doors, and dormers. They are characteristically of a small scale either single, one and a half or two storeys in height.

The main central area focuses on the High Street, with a diverse range of services and facilities to serve the local community including a bank and a post office. The town benefits from a supermarket which is situated just outwith the town centre along the Peebles Road. The town centre itself is considered to be one of the healthier town centres within the Scottish Borders with generally a low vacancy rate.

The Plan identifies two greenspace areas for protection within Innerleithen, the Innerleithen Recreation Ground and the outdoor space at St Ronan's Primary School. These spaces provide the village community with important recreation opportunities.

The Plan provides three housing allocations, two of which are located to the north of the settlement off Leithen Road, and the third is off the Peebles Road. One redevelopment site is identified, the Gap site on the High Street. Furthermore, two Business and Industrial sites are also identified off Traquair Road, of which site zEL200 (Traquair Road) is safeguarded. In addition to these sites a key potential regeneration opportunity exists to the north of the town centre at the Caerlee Mill site.

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Kirklands/Willowbank (SINNE001).

The Kirklands/Willowbank longer term housing area will be subject to further assessment and review as part of the next Local Development Plan Review, and will require a Masterplan to ensure a coherent and holistic approach.

In relation to the Medical Centre, there are pressures on accommodation which may require further upgrade.

## 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.

Peebles Secondary School is forecast by the Director of Education and Lifelong Learning to face some capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy.

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.

With regards to Waste Water Treatment Works and Water Treatment Works, Innerleithen 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
TI200	Kirklands/Willowbank	5.2	55
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
TI3B	Peebles Road	0.2	5
Site Requirements			
<ul style="list-style-type: none"> <li>A vehicular link with Tweed View will be required along with a pedestrian link to the health centre as well as through to the supermarket</li> <li>Retention of the stone boundary wall along the Peebles Road</li> <li>New landscape planting is required to provide enclosure and setting for housing development. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>Further assessment on archaeology will also be required and mitigation put in place.</li> </ul>			
AINNE004	Kirklands/Willowbank II	7.8	150
Site Requirements			
<ul style="list-style-type: none"> <li>It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>The vehicular access will be via the allocated housing site TI200 and although this entails only one point of access from the existing road network, the possibility of a second junction with the B709 (Leithen Road) further south should not be completely ruled out. Improvements are required to the B709 towards the A72 – High Street in terms of carriageway width, footway provision/width and parking provision. Access routes through to site for long term development should be established</li> <li>New woodland structure planting is required to provide a setting and shelter for housing development, as well as to reinforce the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes to the neighbourhood and countryside more generally. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>Existing stone walls to be maintained and possibly incorporated into access routes</li> <li>Provision of amenity access within the development for pedestrians and cyclists will be required. An adoptable pedestrian link through to Well's Brae is strongly desirable</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation (Leithen Water)</li> <li>Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

## POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SINNE001	Kirklands II	7.6	TBC
Site Requirements			
<ul style="list-style-type: none"> <li>• A vehicular link will be required through the adjacent housing site AINNE004 Kirklands/ Willowbank</li> <li>• Enhancement of existing woodland and provision of preplanned and implemented structural landscaping. The long term maintenance of landscaped areas must be addressed</li> <li>• Provision of amenity access to the wider countryside for pedestrians and cyclists</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation (Leithen Water)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL16	Traquair Road East	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL200	Traquair Road	3.0	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a district safeguarded business and industrial site as defined in Policy ED1</li> <li>• In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			



## REDEVELOPMENT

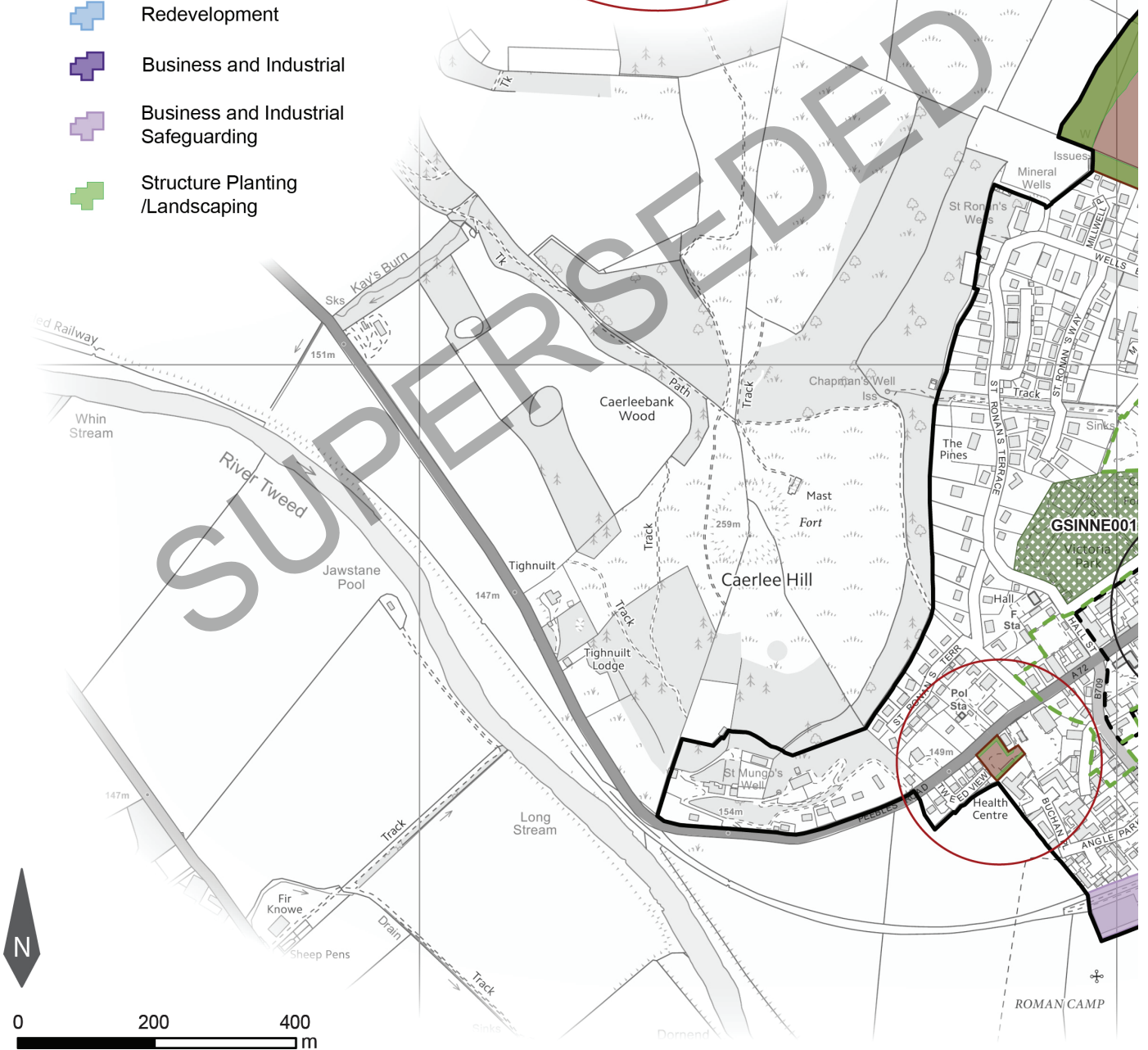
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR09	High Street Gap Site	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The design and layout of the site should conserve and enhance the character and amenity of the Innerleithen Conservation Area</li> <li>• The building line of the new development on both the High Street and along Waverley Road should sit hard to the back of the footpath</li> <li>• The replacement property should be no more than two storeys in height and constructed of traditional materials however this will not prevent a modern well-designed proposal within the site. Emphasis should be on conserving and enhancing the character of the conservation area</li> <li>• Vehicular access to be achieved off Waverley Road, and a pedestrian access through the site onto the High Street is possible.</li> </ul>			

## KEY GREENSPACE

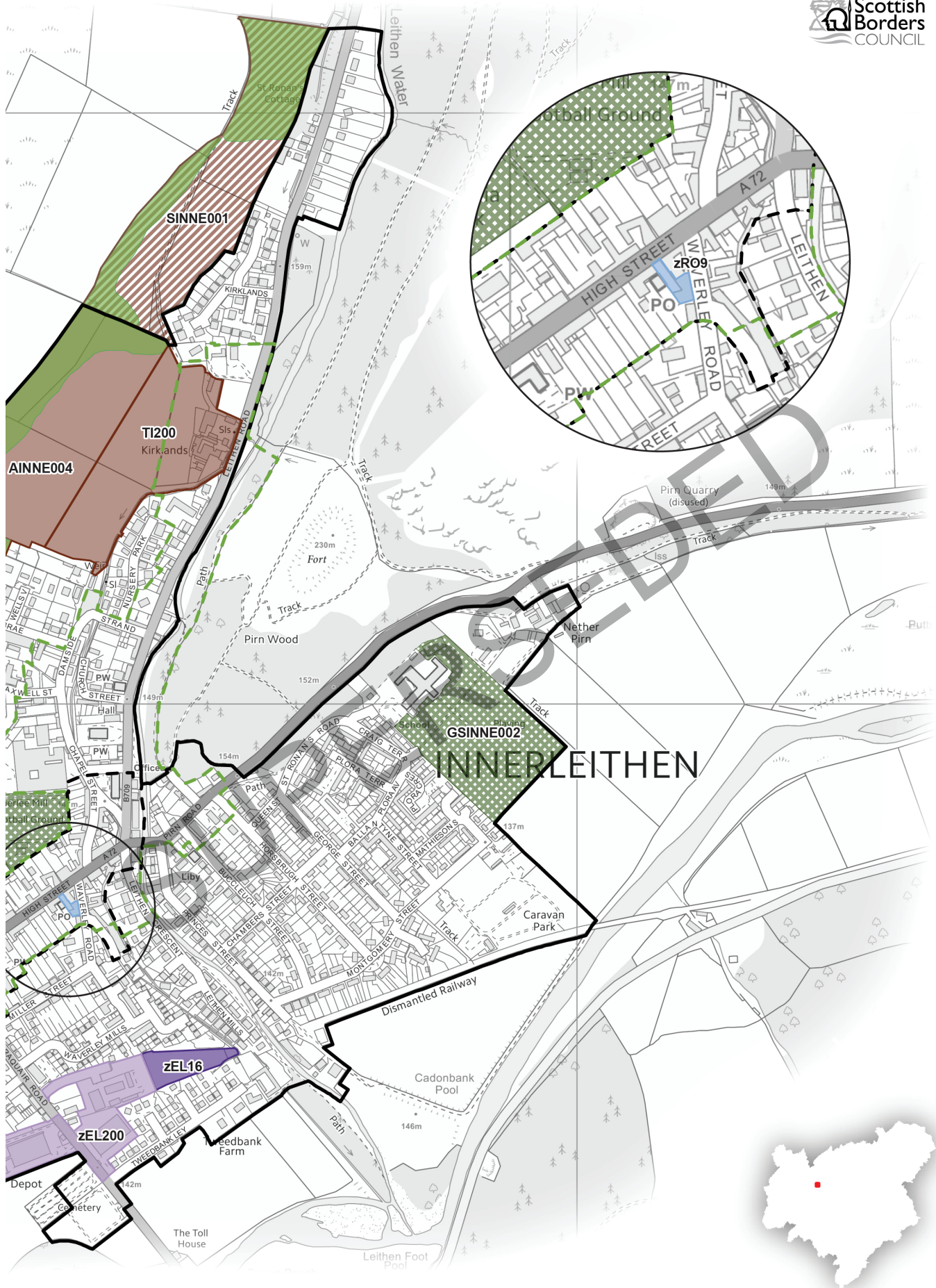
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSINNE001	Innerleithen Recreation Ground	3.5
GSINNE002	Grounds of St Ronan's Primary School	4.2

Scottish Borders Council  
Local Development Plan 2016  
**Innerleithen**

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



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Scottish Borders Council  
Local Development Plan 2016  
as modified by Supplementary  
Guidance on Housing 2017

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