

SETTLEMENT PROFILE

JEDBURGH

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

DESCRIPTION

Jedburgh is located in the Central Borders Strategic Development Area as defined in the Strategic Development Plan and is within the Central Housing Market Area. According to the 2001 Census the population of this settlement was 4,136.

PLACE MAKING CONSIDERATIONS

The historic settlement of Jedburgh was built either side of the Jed Water which runs on a north - south axis, and is framed by Lanton Hill (280 metres) and Black Law (338 metres) to the west and south west and by lower more undulating hills to the east. The High Street is characterised by a mix of commercial, residential and social facilities.

The Conservation Area of Jedburgh includes much of the historic core of the town including the Abbey and the Castle Gaol. Similar to Edinburgh Old Town in its layout, Jedburgh has a long street that rises terminating with the castle at the highest point. The High Street is characterised by a mix of commercial, residential and social facilities, the central area is focused around where the Mercat Cross once sat with roads leading off in various directions.

Properties within the Conservation Area are built in rows with some detached properties particularly along Friarsgate. Ranging from two to three and a half storeys in height, properties vary in styles. Although the elements highlighted above are important and contribute greatly to the character of Jedburgh they do not do so in isolation. Building materials and architectural details are also just as important. Sandstone, some whinstone, harling, and slate all help to form the character. Architectural details such as sash and case windows (though there are some unfortunate uPVC replacements), rybats, margins, detailed door heads above some entrances and in some instances pilasters all add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The views within the valley floor are more limited by the topography and vegetation of the settlement. Nevertheless, the views from the south to the Abbey are particularly important and require protection. From the higher parts of Jedburgh there are more extensive views over the town to the east and west.

Development land in Jedburgh is severely restricted by the topography and road network. Once the allocated sites have been developed, without serious investment in the road network, there is no identifiable preferred area of expansion for Jedburgh. Future areas of expansion will be looked at in

more detail in subsequent plans. Serious considerations must be made regarding the road network and where best to locate future development which impacts least on the character and setting of Jedburgh. Under the present circumstances, any development outwith the allocated sites proposed during this local development plan period will be resisted. There may be potential in the long term future for development to the north if the road network issues can be resolved. However, further development on Sharplaw Road other than those allocated will be resisted due to the severe road network restrictions.

The Plan provides eight housing allocations within Jedburgh, business and industrial land at Wildcat Wood and six safeguarded sites for business and industrial use. Two redevelopment opportunities have been identified and a site has also been allocated to the south of the settlement for a cemetery expansion.

Several greenspaces within Jedburgh are protected due to their value within the community these include Jedforest Bandstand, Allerley Well Park and Howden Park.

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.

Contributions may be required to upgrade and improve the existing constrained and congested road network.

With regards to Waste Water Treatment Works and Water Treatment Works, Jedburgh 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
RJ7B	Annefield	2.0	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ30B	Howden Drive	4.2	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

RJ2B	Lochend	3.1	43
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ14B	Oxnam Road	8.3	67
Site Requirements			
<ul style="list-style-type: none"> Access to be taken directly from existing access off Oakieknowe Road Site to include village green and play area as shown in the approved Planning Brief for Lochend and Annefield Design and layout to be in character with existing on-site development. 			
RJ27D	Wildcat Cleuch	1.7	6
Site Requirements			
<ul style="list-style-type: none"> Site is to be accessed off Wildcat Cleuch not Lanton Road Structural planting required on the northern boundary to provide a definitive settlement edge. A management scheme for planting is also required Existing hedgerows and trees to be retained where possible Consider the potential for culvert removal and channel restoration. 			
AJEDB005	Wildcat Gate South	2.1	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AJEDB010	Queen Mary Building	0.3	25
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AJEDB012	Howden Drive South	0.2	5
Site Requirements			
<ul style="list-style-type: none"> Structural planting required on the southern boundary to reinforce settlement edge and protect existing woodland. A management scheme for planting is also required Scale of the development must be in keeping with surrounding residential properties Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation Mitigation measures should be carried out to address drainage into the nearby burn. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BJEDB001	Wildcat Wood and extension	7.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district business and industrial site as defined in Policy ED1 Existing woodland should be excluded from the developable area. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL33	Edinburgh Road	2.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL34	Bankend South Industrial Estate	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL35	Bongate South	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL37	Bongate North	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL32	Hartrigge Park	9.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			
zEL31	Wildcat Gate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RJEDB001	The Anna	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required to inform the design along with possible mitigation and resilience measures Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable Any landraising will need to be linked to compensatory storage. If this is not possible an element of commercial risk will need to be accepted Site suitable for redevelopment for community use. 			

RJEDB002	Riverside Mill	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform development of the site along with possible mitigation and resilience measures • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Depending on the type of use developed on the site, screening may be required along the northern boundary to protect the residential amenity of the properties at Malestroit Court • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Excavations in this area may require archaeological monitoring. 			

CEMETERY

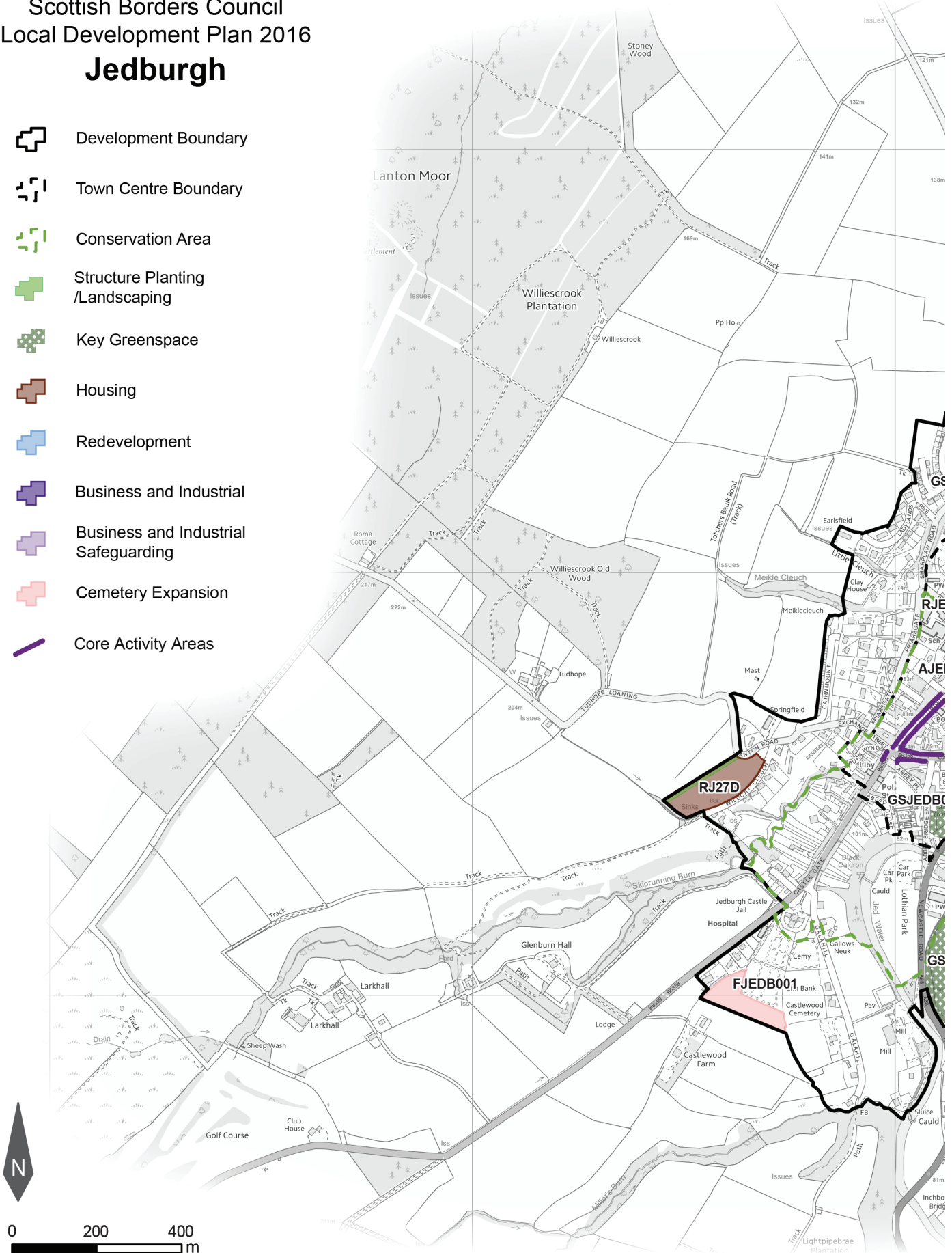
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
FJEDB001	Jedburgh Cemetery Expansion	1.1
Site Requirements		
<ul style="list-style-type: none"> • Archaeological work may be required. 		

KEY GREENSPACE

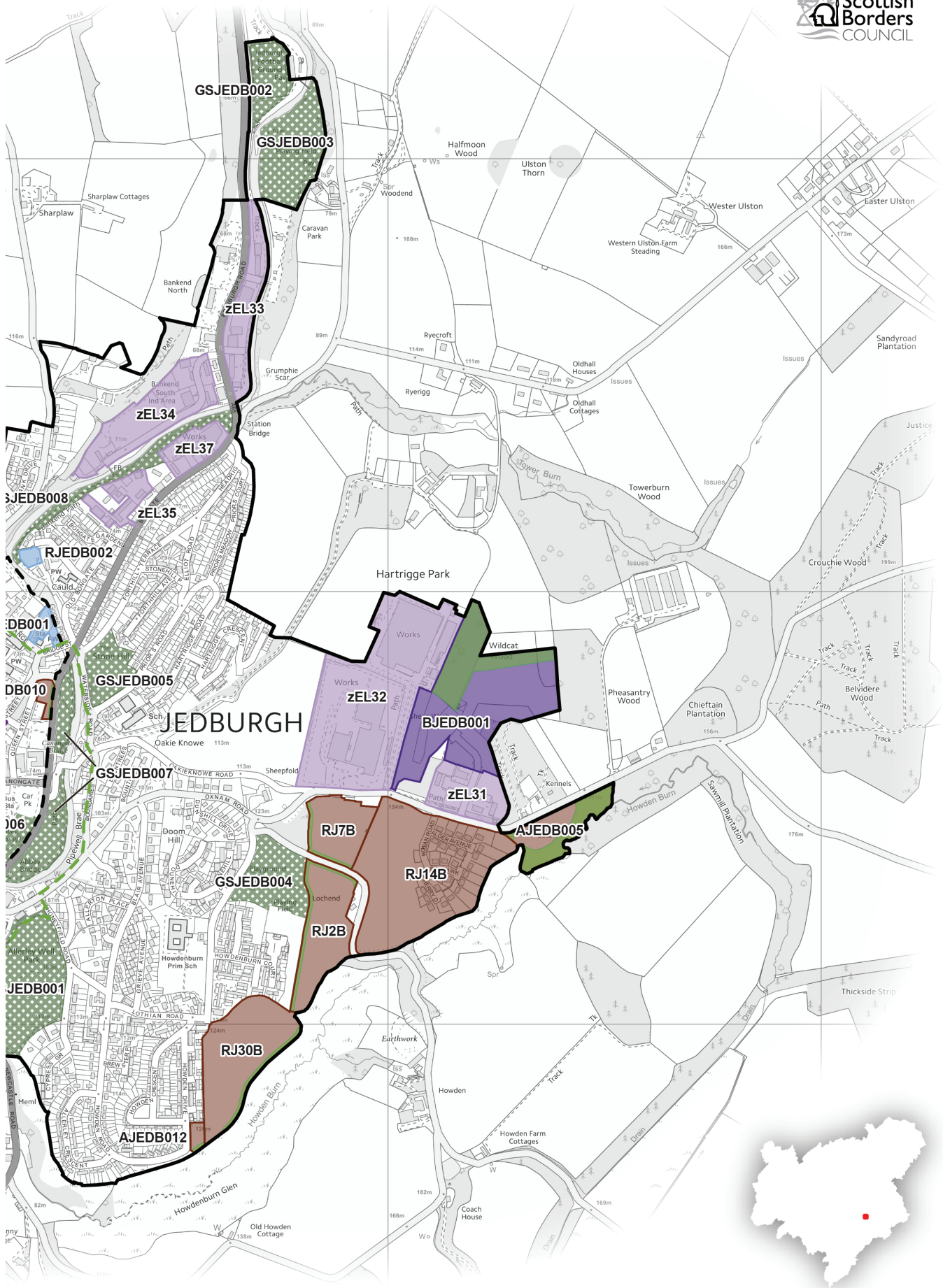
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSJEDB001	Allerley Well Park	4.6
GSJEDB002	Jed Forest RFC	1.4
GSJEDB003	Jed Legion Club	3.0
GSJEDB004	Howden Park	2.2
GSJEDB005	Stone Hill	1.4
GSJEDB006	Jedforest Bandstand	0.7
GSJEDB007	A68/Jedwater	2.0
GSJEDB008	Jedburgh Water	1.3

Scottish Borders Council
Local Development Plan 2016
Jedburgh

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Structure Planting /Landscaping
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Cemetery Expansion
-  Core Activity Areas



For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, 1
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