

# SETTLEMENT PROFILE

## KELSO

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

### DESCRIPTION

Kelso is located within the Central Borders Housing Market Area, at the eastern section of the Central Strategic Development Area, within the Development Strategy in the Strategic Development Plan. The 2001 Census population of Kelso was 5,116.

### PLACE MAKING CONSIDERATIONS

The character of Kelso is established from its setting along an attractive meander in the River Tweed. It takes considerable benefit of its open riverside with many walkways alongside. Within the centre, the Square forms a significant part of the character of the Market Town. Within the town centre a one-way Traffic Management Scheme has been established to provide safer and more accessible routes for pedestrians and less vehicular congestion whilst aiming to retain, and indeed enhance, the character of the historic main square and surrounding street surfaces.

Residents and visitors of Kelso enjoy many scenic views that look out and into the settlement. From the south the historic Kelso Abbey can be seen. The River Tweed separates the town in a north-south divide and therefore allows for many attractive views, the most attractive being from the west on the A699 route past Floors Castle. The views from other approaches to the town are less dramatic and are shortened by the topography and landscape features that exist in the area.

The town lies within the Tweed Lowlands Regional Landscape Area and the River Tweed is designated as a Site of Special Scientific Interest and Special Area of Conservation reflecting its importance to the biodiversity of the Borders. The Floors Castle estate which lies to the west of the town is listed within the Inventory of Gardens and Designed Landscapes.

The Conservation Area of Kelso includes the historic core of the town, including the ruins of the 12th century Abbey, the 18th century Market Square and the Kelso Bridge, as well as the surrounding 19th century buildings and the main approaches into the town. Built in 1800, Kelso Bridge was the first bridge in the world to have elliptical arches. It was built to replace its predecessor that had been previously swept away in a flood.

The Kelso Conservation Area retains many of the distinctive townscape characteristics that can only be found in this Roxburghshire market town. Main streets within the Town run in a radial pattern and centre on the Market Square. This Square is the largest formal square in Scotland and is still complete with setts. Around the Market Square, buildings are made-up of a rich assortment of commercial

properties while a large part of Roxburgh Street is residential. A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both Shedden Park and the Abbey provide a significant contribution not only to the amenity of the Town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. While all of the features highlighted above are important and contribute greatly to the character of Kelso they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, render and slate all help to form the character. Architectural details such as the traditional shop fronts, the classical proportions and details like the frieze, cornices and other highly ornamental carved stonework, sash and case windows, panel doors, and brick chimney stacks all add greatly to the Conservation Area. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

Kelso is a key town within the Central Strategic Development Area. The Plan provides eight housing allocations, including two additional sites at Nethershot and Hendersyde, allocated to meet the housing land requirements identified within the Strategic Development Plan. The Plan also provides two business and industrial sites; two safeguarded business and industrial sites, as well as two redevelopment opportunities at the Former Kelso High School site and the Former Foundry on Station Road. The Plan also provides a site for a new High School to the north-west of Kelso.

There is growing pressure on the existing High School within the town and the site has limited potential for expansion, therefore there was a need to identify a new site. Funding has been made available from the Scottish Government for the school to be relocated. The Council has identified a preferred site for a new High School at Nethershot, Angraflat Road; this site has been through extensive consultation and is well supported.

Once relocated, the former High School site will be available for redevelopment. The site is suitable for a variety of uses although the retention of some of the existing buildings may be required, including the category 'B' Listed Main School building.

Kelso is also an important employment hub; sites at Wooden Linn and the Extension to Pinnaclehill Industrial Estate are allocated within the Plan for strategic business and industrial land which allows for the development of Class 4, 5 & 6 uses. An allocated site at Pinnaclehill Industrial Estate has been safeguarded for strategic business and industrial land, a further site at Spylaw Road/ Station Road has also been safeguarded for local business and industrial land uses under policy ED1.

Within Kelso, several greenspaces have been identified for protection within the Plan due to their high amenity value; these include Shedden Park, Kelso Rugby Club and Mayfield Riverside Walk.

The areas of Longer Term Development on the settlement map are indicative only and will require further detailed assessment and review as part of the next Local Development Plan Review. The preferred areas are, in line with the Plan, the area to the north west of Kelso (SKELS004) and there is also potential for further longer term development in the area to the north east of Kelso at Hendersyde North Lodge (SKELS005). Development to the East of Broomlands and West of Wallacenick will be resisted.

## 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.

Broomlands Primary School is currently operating over capacity and there are growing space pressures within the current site. Options for expanding the site are under review and if agreed would require investment for this to occur. Edenside Primary School is currently operating within capacity; this may be under review dependent on longer term development. The Director of Education & Lifelong Learning has proposed that development in this catchment area is released on a phased basis in line with their capacity to provide pupil places.

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 into 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.

There are some pressures on health services accommodation in Kelso. The accommodation may require further upgrade or development.

With regards to Waste Water Treatment Works, Kelso 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. Whilst there is limited treatment capacity at Kelso Waste Water Treatment Works, there may also be limited hydraulic capacity. Subsequent upgrading works may be required.

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
RKE1B	Broomlands East	10.0	80
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AKELS009	Broomlands North	6.0	80
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RKE15F	Wallacenick 2	5.5	150
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AKELS008	Wallacenick 3	5.1	150
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RKE12B	Rosebank 2	1.4	20
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site should be discussed with the Council's Roads Planning Team</li> <li>Pedestrian link to the town centre would be required</li> <li>Structure planting required to the western site boundary to provide setting for the development and screen the development from Hunter's Bridge. A management scheme for planting is also required</li> <li>The existing hedges and trees within the site should be conserved and enhanced wherever possible</li> <li>A flood risk assessment will be required to inform the development of the site</li> <li>Mitigation measures to be considered regarding the overhead power lines through part of the site and electricity sub station to the west.</li> </ul>			

RKE17B	Queen's House	1.7	26
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Access to the site is possible by the existing access to Queen's House from Angraflat Road</li> <li>• Structure planting is required along the southern boundary to screen the development from Angraflat Road; a management scheme for planting is required</li> <li>• Existing hedge to be retained in front of Queen's House to protect the residential amenity of the property.</li> </ul>			
AKELS021	Nethershot (Phase 1)	4.1	100
<b>Site Requirements</b>			
<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 site is to be masterplanned together with future development phases at Nethershot</li> <li>• Vehicular access to the site is to be taken from Angraflat Road</li> <li>• Existing hedgerows are to be retained and enhanced where possible</li> <li>• Structure planting required to provide setting for development and to reinforce the settlement edge. A management scheme for planting is required</li> <li>• Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain</li> <li>• Red-listed bird species on the site and further assessment of nature conservation is required</li> <li>• The development should limit the height of houses to two stories</li> <li>• A Water Impact Assessment would be required</li> <li>• Pedestrian links from the site to the new adjoining High School site are required.</li> </ul>			
AKELS022	Hendersyde (Phase 1)	5.4	120
<b>Site Requirements</b>			
<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 site is to be masterplanned together with future development phases to the north east of the site</li> <li>• The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks</li> <li>• Strategic improvements to the foul drainage system will be required.</li> <li>• Archaeological evaluation/mitigation required</li> <li>• Ecological assessment required</li> <li>• Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures</li> <li>• Links required to the settlement including the Eildon housing site and Broomlands Primary School</li> <li>• Structure planting is required to provide setting for development and reinforce the settlement edge. Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required</li> <li>• Retention and improvement of stone walls, subject to creation of a new access</li> <li>• A Transport Assessment will be required</li> <li>• A Water Impact Assessment would be required</li> <li>• Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.</li> </ul>			

POTENTIAL LONGER TERM HOUSING SITES (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SKELS004	Nethershot (Longer Term)	13.0	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The site is to be part of a Masterplan with earlier development phases at Nethershot</li> <li>• Existing and new woodland needs to be retained and enhanced and included in a management scheme</li> <li>• Structure planting required to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required</li> <li>• Archaeological evaluation for the south western part of the site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation measures should be implemented</li> <li>• A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out</li> <li>• Woodland planting is required on the western boundary to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside</li> <li>• Red-listed bird species on the site and further assessment of nature conservation is required</li> <li>• Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain</li> <li>• The development should limit the height of houses to two stories</li> <li>• Access to the site is to be taken through the adjoining site AKELS021</li> <li>• A Water Impact Assessment would be required</li> <li>• Pedestrian links from the site to the new adjoining High School site are required.</li> </ul>			
SKELS005	Hendersyde (Longer Term)	9.5	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Access to the site is to be taken through the adjoining site AKELS022</li> <li>• The site is to be part of a Masterplan with earlier phases at Hendersyde</li> <li>• The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks</li> <li>• Strategic improvements to the foul drainage system will be required</li> <li>• Archaeological evaluation/mitigation required</li> <li>• Ecological assessment required</li> <li>• Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures</li> <li>• Links required to the settlement including the Eildon housing site and Broomlands Primary School</li> <li>• Structure planting is required to provide setting for development and reinforce the settlement edge. Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required</li> <li>• A Transport Assessment will be required</li> <li>• A Water Impact Assessment would be required</li> <li>• Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL206	Extension to Pinnaclehill Industrial Estate	5.9	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a strategic business and industrial site as defined in Policy ED1</li> <li>• Access to be taken directly from internal road within Industrial Estate</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Appropriate structure planting/landscaping is required to create a setting for employment uses, shelter the site and create a defined settlement boundary.</li> </ul>			
BKELS003	Wooden Linn	3.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a strategic business and industrial site as defined in Policy ED1</li> <li>• Sustainable Urban Drainage System is required for the development along with consideration of the potential for culvert removal and channel restoration</li> <li>• Flood risk assessment required to inform site layout and mitigation</li> <li>• Existing hedges and woodlands to the east should be reinforced and included in a management scheme</li> <li>• Pedestrian link is required to the existing employment development</li> <li>• Road links available from the existing industrial estate.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BKELS005	Pinnaclehill Industrial Estate	14.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a strategic safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL205	Spylaw Road/ Station Road	8.5	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a local safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKELS001	Former Foundry	0.6	12
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Access to the site is to be taken from Station Road</li> <li>• Existing trees to the north of the site are to be retained</li> <li>• Potential contamination on the site to be investigated and mitigated</li> <li>• Development needs to consider nearby listed buildings in terms of layout and design</li> <li>• Archaeological evaluation and mitigation may be required.</li> </ul>			

RKELS002	Former Kelso High School	2.5	N/A
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#### Site Requirements

- A variety of uses may be appropriate for the site but, in all cases, the established amenity of neighbouring land and property must be protected
- Retention of some of the existing buildings may be required, including the category 'B' Listed Main School building
- Demolition will only be considered if there are overriding environmental, economic, social or practical reasons
- The gates to the north-west and southwest site boundaries should be restored and conserved where possible
- The design and layout of the site must respect the significance of the existing structures and their setting
- Existing trees within the site should be retained wherever possible
- Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties.

## EDUCATION

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
DKELS001	New Kelso High School	7.6	N/A

#### Site Requirements

- Site is to be accessed indirectly via Angraflat Road
- Consideration is to be given to the relationship to the racecourse, integration with the existing settlement and development of a high quality northern edge to Kelso
- Main school building is to be developed on the south eastern part of the site
- Sport and recreational facilities are to be provided to the rear of the school building
- Provision to be made for drop-off points for pupils at the front of the site and appropriate car parking facilities are to be provided
- Structure planting is required to provide a setting for the school and along the north eastern site boundary to reinforce the settlement edge.

## KEY GREENSPACE

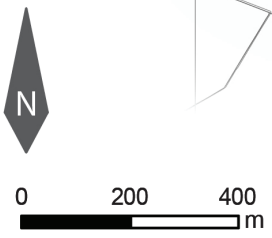
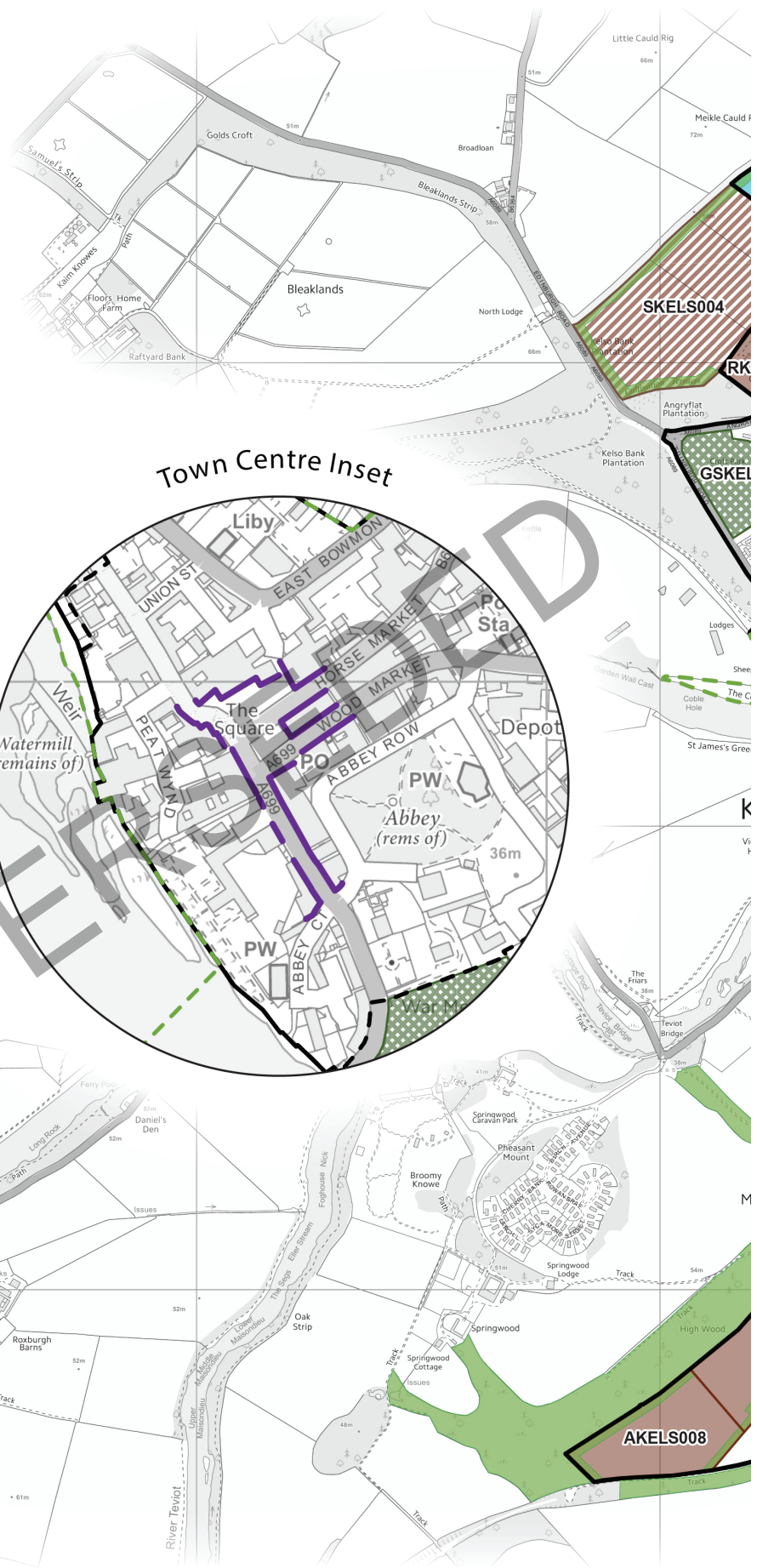
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSKELS001	Bridgend Park	1.7
GSKELS002	Mayfield Riverside Walk	3.5
GSKELS003	Shedden Park	3.2
GSKELS004	Woodside Park	5.2
GSKELS005	Edinburgh Road	3.5
GSKELS006	Kelso Rugby Club	1.8
GSKELS007	Inchmead Crescent	1.7
GSKELS008	Golfcourse Road	1.7



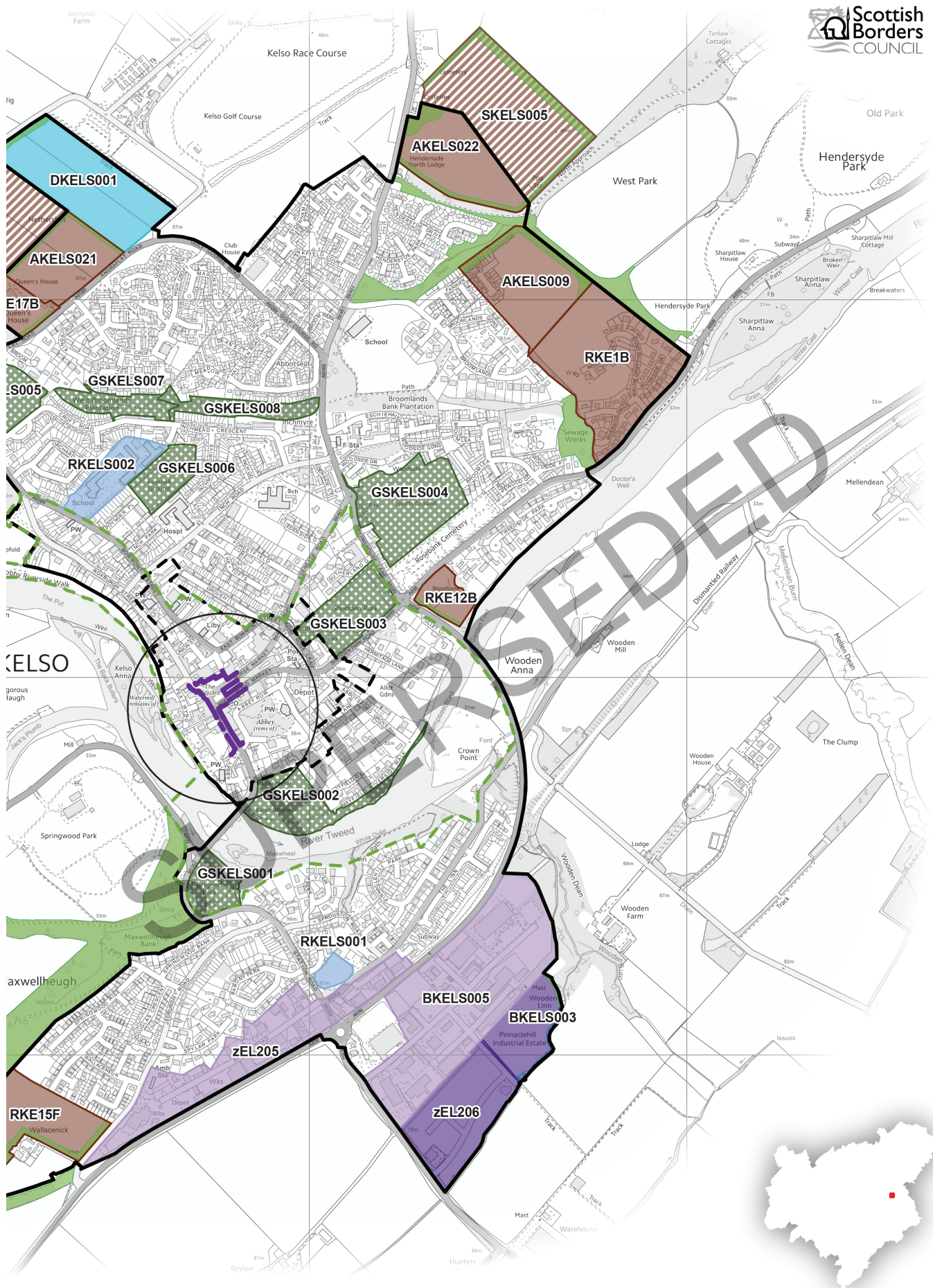


Scottish Borders Council  
Local Development Plan 2016  
**Kelso**

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



For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, T1  
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Scottish Borders Council  
Local Development Plan 2016  
as modified by Supplementary  
Guidance on Housing 2017

**Kelso**

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