

SETTLEMENT PROFILE

LILLIESLEAF

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

DESCRIPTION

Lilliesleaf is situated 7 miles south east of Selkirk. The population of the village is 246 (2001 Census). It is located within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The village sits on a low ridge within the wooded upland fringe valley of the Ale Water with the rolling farmland of the Minto Hills to the south. The Ale Water, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Lilliesleaf is characterised by its linear layout either side of the Main Street (B6359). The isolated village church is a distinctive feature, set amongst fields to the east. The buildings along Main Street are mainly stone or rendered, one and half or two storey. Local facilities include a primary school, church, coffee shop and two public houses.

The most recent development in Lilliesleaf is taking place at St Dunstan at the western end of the village. Further expansion is planned at this end of the village through the allocated site West of St Dunstan and in the centre of the village adjacent to Muselie Drive.

One area of key greenspace is identified on the Main Street.

Beyond the plan period, development will be limited to small scale expansion and infill. Development to the north of the settlement will be resisted if it impacts on the landscape setting of the settlement or has a significant effect on the natural heritage interest of the Ale Water. Future expansion is indicative only and will require further detailed assessment during the next Local Development Plan Review.

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.

The settlement falls within an area identified for a contribution to the Borders Railway Project (See Policy IS3).

In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Guidance/ Supplementary Planning Guidance on Developer Contributions.

In respect of the Waste Water Treatment Works, Lilliesleaf 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
EL16B	Muselie Drive	0.7	7
Site Requirements			
<ul style="list-style-type: none"> • Vehicular/pedestrian access be taken from the B6359 Main Street • The possibility of a vehicular/pedestrian link to/from Muselie Drive must be investigated • An appropriate landscape buffer should be provided to enhance the northern settlement boundary and to contain the site. The existing hedges, trees and shrubs within and around the site shall be retained and incorporated into the landscaping design for the site. A management scheme for planting is also required • The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage • Archaeological investigation of the site in order to assess the survival, extent and significance of any buried archaeological remains. Further investigation or changes to development proposals may be required based on the results • Safeguard amenity of existing neighbouring residential properties • Existing path link from the village linking to the Ale Water located along north eastern boundary of site to be maintained. A pedestrian link to be provided through the site linking with the path access. 			
ELI2B	St Dunstan	0.4	8
Site Requirements			
<ul style="list-style-type: none"> • Pedestrian footway to be provided from the site into the village • An appropriate landscape buffer should be provided to enhance the northern settlement boundary and to contain the site. The existing hedges, trees and shrubs within and around the site shall be retained and incorporated into the landscaping design for the site. A management scheme for planting is also required • The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage • Safeguard amenity of existing neighbouring residential properties. 			
ALILL003	West of St Dunstan	1.5	15
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLILL001	Main Street	0.03

Scottish Borders Council
Local Development Plan 2016
Lilliesleaf



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



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