

SETTLEMENT PROFILE

MAXTON

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

DESCRIPTION

Maxton is located in the Central Borders Housing Market Area, 9 miles west of Kelso. The settlement is located within the Central Strategic Development Area, as set out in the Development Strategy in the Strategic Development Plan. The population of Maxton according to the 2001 Census is 60.

PLACE MAKING CONSIDERATIONS

The character of Maxton is established by its predominantly linear layout and the focal point of the church, to the north west. The settlement is set within the lowland valley of the Lower Tweed. The River Tweed, to the north, is part of the River Tweed Special Area of Conservation (SAC), a wildlife site of international importance.

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the east. Development to the north and north west of the settlement will be resisted where it has a significant effect on the River Tweed International Wildlife site or impacts on the setting of the church.

The Plan allocates two housing sites within Maxton, one at Meadowbank and another at the extreme east of the settlement. There are no areas for longer term expansion identified in Maxton.

The Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

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.

A contribution towards Earlston 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.

Maxton falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

With regards to waste water, Maxton is served by a septic tank which currently has limited capacity. Developer 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/Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

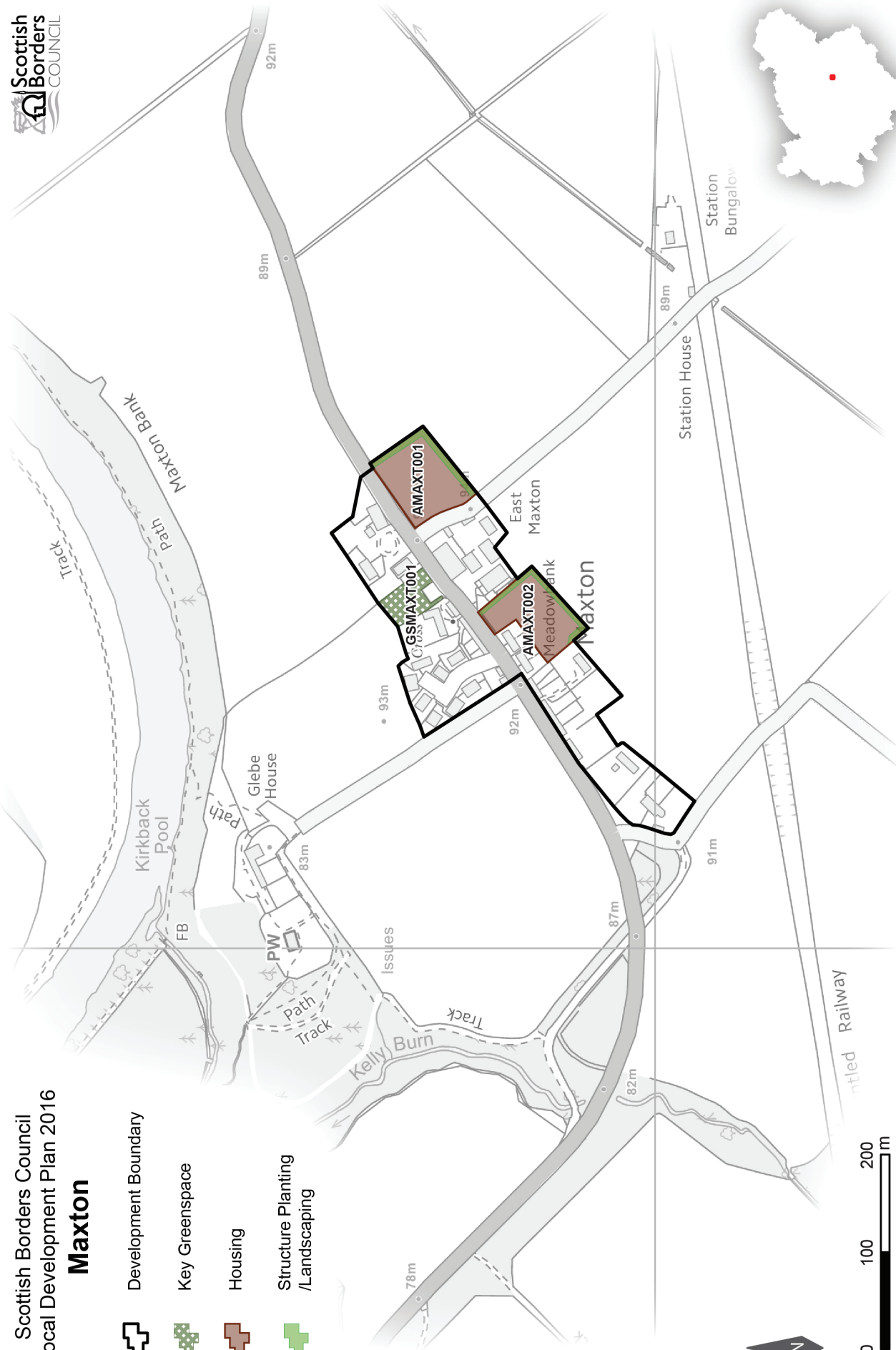
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AMAXT001	East Maxton	0.6	10
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern and eastern boundary to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Access to be via the C67 side road. The junction of C67 with the A699 will have to shift in a north eastern direction to improve visibility and the gradient • Part of C67 carriageway requires widening and provision of a footway. 			
AMAXT002	Meadowbank	0.5	5
Site Requirements			
<ul style="list-style-type: none"> • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern boundary to provide setting for development and to reinforce settlement edge and minimise visual impact. A management scheme for planting is also required • Planting on the eastern boundary is needed to prevent conflict of uses • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed SAC • Access via A699. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMAXT001	Village Green	0.2

Scottish Borders Council
Local Development Plan 2016
Maxton

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



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