

SETTLEMENT PROFILE

MELROSE

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

DESCRIPTION

Melrose is located just over 4 miles east of Galashiels and is included in the Central Borders Strategic Development Area as identified in SESplan. According to the 2001 Census the population of Melrose is 1,671.

PLACE MAKING CONSIDERATIONS

Melrose is of key importance as a tourist centre and is located in an area of scenic beauty. The town is located within the Eildon and Leaderfoot National Scenic Area.

The Conservation Area of Melrose incorporates the historic core of the settlement, including the world-renowned Melrose Abbey and retains many of the historic features that provide the town with its distinctive identity. Melrose is an unplanned settlement with an organic nature, though many of the properties around the Abbey have been set out in an ordered fashion. The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open.

Whilst individual elements of the built fabric may not appear significant, collectively their contribution to the Conservation Area is considerable. Any new development or alterations should seek to respect individual buildings and the wider Conservation Area by taking account of these important features.

Melrose has an attractive and vibrant town centre with impressive built heritage centred around Market Square. The recent town centre one-way system and associated townscape works have successfully contributed towards the appearance of the town, traffic movements and parking provision. The town centre is identified as a Core Activity Area.

There are five areas, south of the Abbey and around Gibson Park and the Greenyards, identified as key greenspaces.

The Plan does not promote any further development sites within Melrose as there has been significant recent development at Dingleton Hospital and owing to the sensitivity of the location, it has not been possible to define preferred areas for future expansion beyond the period of this Local Development Plan.

The distinct character and setting of Melrose is recognised. The areas between Melrose, Darnick, Newstead and Gattonside are protected from development under policy EP6 Countryside Around Towns, primarily to avoid coalescence of the settlements, thereby retaining individual character. The

Croft housing site has been proposed in the Plan because it is judged to be a contained site that can fit into the landscape, it is recognised that this is a sensitive boundary, important to the setting of the town. No further development in this area is anticipated.

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.

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.

In Melrose the advice from NHS Borders is that there are existing and predicted long term pressures on health service accommodation. The current premises may require upgrade or development.

Melrose falls within an area identified for a contribution to the Borders Railway (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.

There are capacity issues on the roads in and around Melrose particularly on Dingleton Road and Chiefswood Road. Studies are underway to identify options for improvement. The proposed housing development at the Croft will provide the opportunity for developer contributions to the upgrading of sections of Dingleton Road including road widening either side of the new access to provide a two lane road and on-street parking in the form of an elongated lay-by adjacent to the public footway.

With regards to Waste Water Treatment Works and Water Treatment Works, Melrose 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
EM32B	Dingleton Hospital	23.6	230
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to the landscape form of the site • Vehicular access from Dingleton Road with the possibility of a link to the wider development in the Dingleton area via Chiefswood Road • Disposal of surface water to comply with SUDS • Existing trees, many of which are protected by a Tree Preservation Order, should be retained and protected • Footpath links to wider area to be provided • Archaeological evaluation will be required along with associated mitigation • Due consideration to be given to Abbotsford Designed Garden located to the north and west of the site and the location of the site within a Special Landscape Area. 			

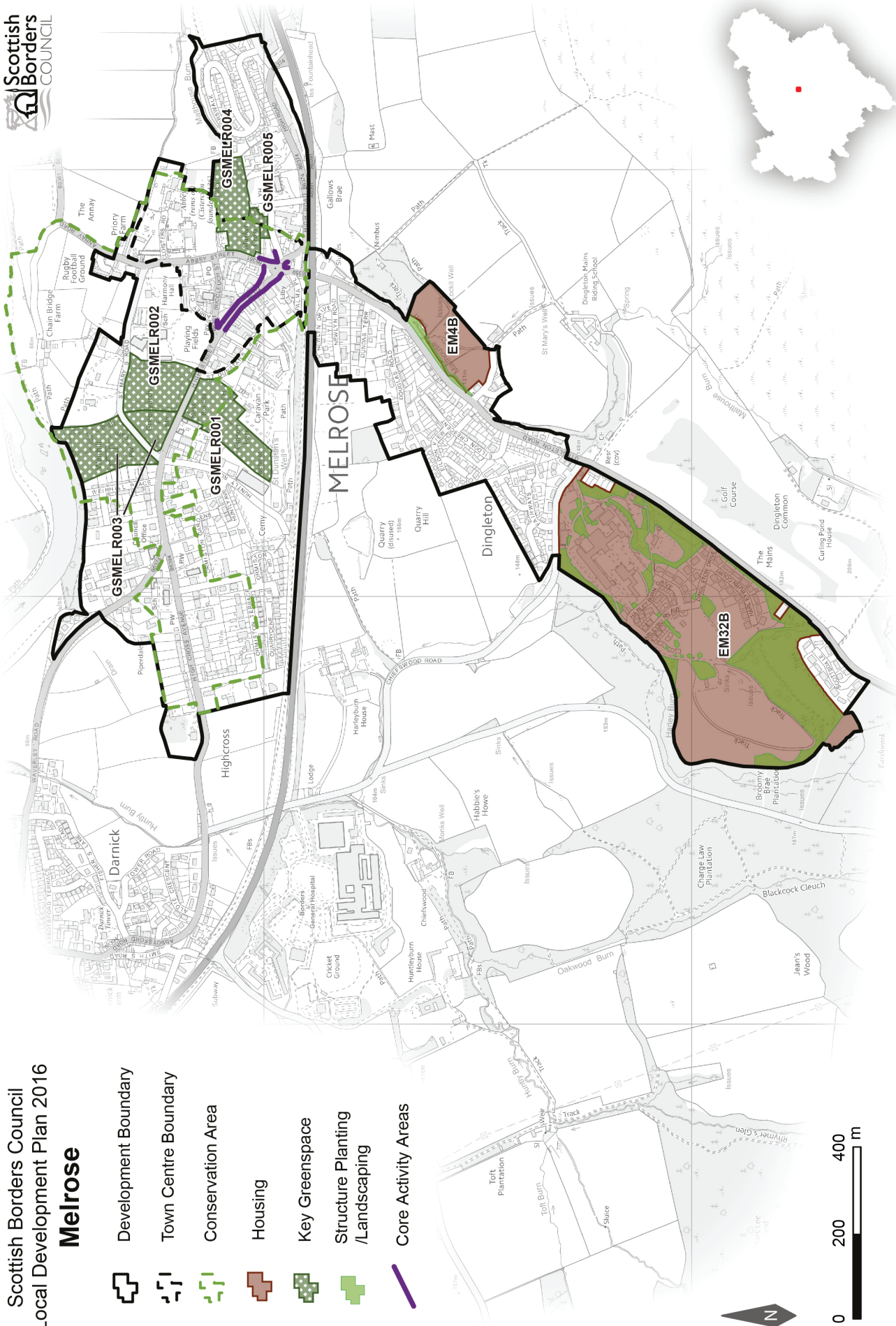
EM4B	The Croft	2.4	25
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. • Consider the potential for culvert removal and channel restoration. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMELR001	Gibson Park	2.1
GSMELR002	Melrose RFC	1.8
GSMELR003	High Street, Weirhill	2.7
GSMELR004	Abbey Street	1.1
GSMELR005	Melrose Bowling Club	0.2

Melrose

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Housing
-  Key Greenspace
-  Structure Planting /Landscaping
-  Core Activity Areas



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