

SETTLEMENT PROFILE

MIDLEM

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

DESCRIPTION

Midlem is located 5 miles from Selkirk on the B6453, approximately 1 mile south of the A699 Selkirk to Kelso main road. The population is 92 (2001 Census). The settlement is situated within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The character of Midlem stems from its historical and physical context. Dating back to the 12th century, Midlem was originally a centre for linen manufacture. The houses follow the medieval rig (burgage plot) layout, centred around a central village green, which is a Conservation Area. Traditional building materials prevail, with the use of sandstone often with whinstone mixed in, harling, and slate. Many of the buildings are whitewashed, giving the village a consistent appearance, which adds to its visual appeal. There are two Listed Buildings within the Conservation Area. Any new development must strongly reflect the layout and architectural character of the village.

Midlem is on a south-east facing slope, and is mainly surrounded by permanent pasture with arable land on the lower slopes. Within and around the village are individual and grouped broadleaved trees, which make a positive contribution to the appearance of the village.

The Village Green is identified as a key greenspace.

The absence of local services, the topography of the settlement and its high conservation value mean that Midlem does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.

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.

Midlem 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.

With regards to Waste Water Treatment Works, Midlem 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.



Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

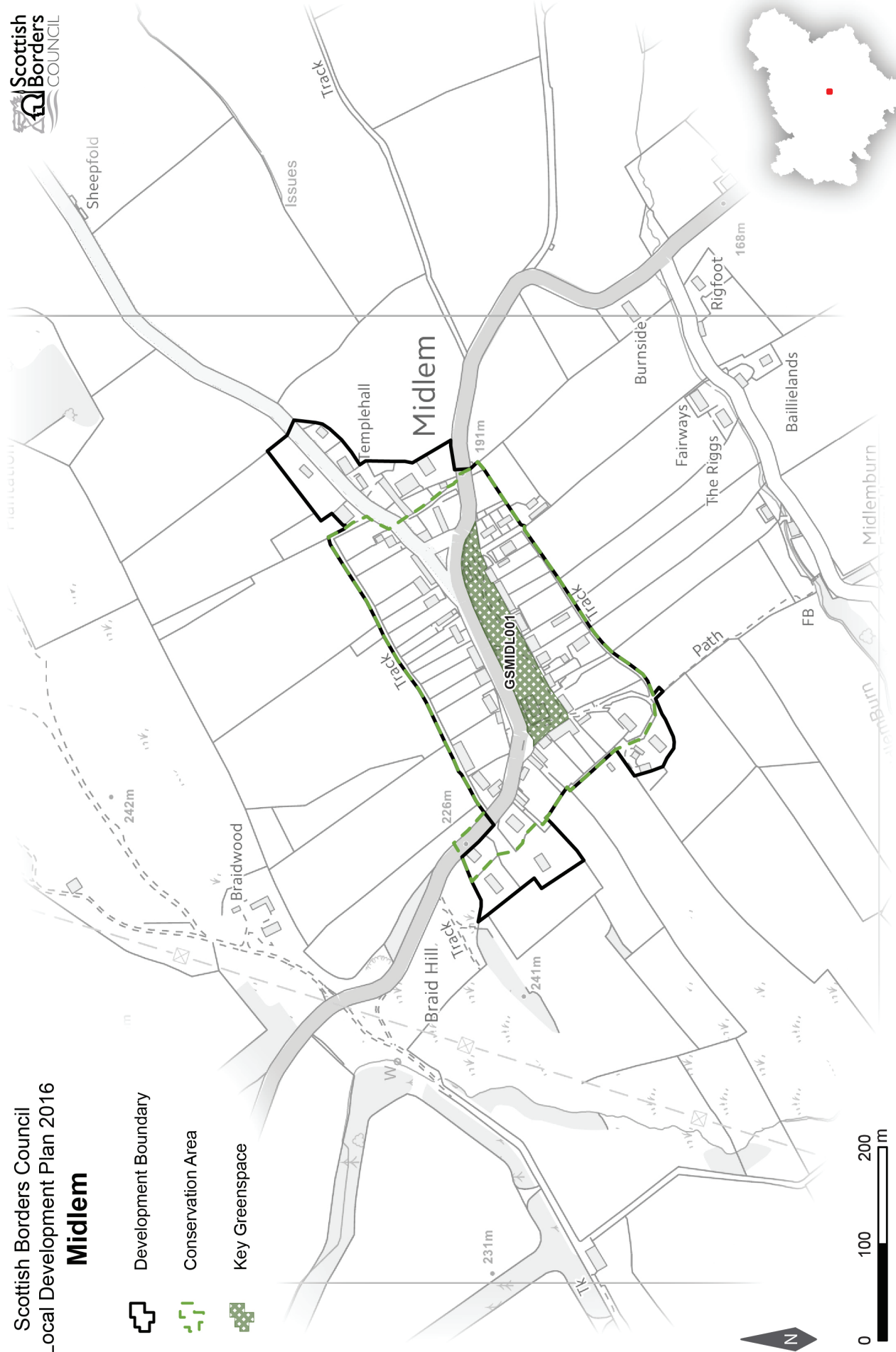
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMIDL001	Midlem Village Green	0.8

Midlem

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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