

SETTLEMENT PROFILE

MOREBATTLE

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

DESCRIPTION

Morebattle is located in the Central Borders Housing Market Area, almost 8 miles from Kelso. The settlement is located outwith any of the Strategic Development Area identified within the Development Strategy in the Strategic Development Plan. The population of Morebattle according to the 2001 Census is 266.

PLACE MAKING CONSIDERATIONS

The characterful and historic settlement of Morebattle appears to have grown out from the Parish Church, with the Main Street and Teapot Street being the oldest parts. Distinct in its layout the village was originally formed with a wide street and pavement with mature trees lined either side.

Morebattle is an attractive picturesque settlement, which has many significant features that contribute greatly to the character of the Conservation Area. The Conservation Area boundary extends to cover much of the village including the Main Street, Teapot Street, Mansfield Road and part of the road leading to Heughhead.

Primarily a residential settlement other significant properties include the Parish Church and the Junior School. Morebattle benefits from many views within and out of the settlement. The surrounding landscape is gently rolling with large arable and occasional pasture fields.

The Plan provides two housing allocations; both are located to the west of the village at Renwick Gardens and West Renwick Gardens. The Plan also provides an employment land allocation to the east of Croft Industrial Park and safeguards an established employment site at Croft Industrial Park.

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the south west of the settlement. The area to the east of Mansfield Avenue and south of the Main Street should be protected from development.

The areas suggested for future growth in this profile are indicative only; they will require further detailed assessment during the next Local Development Plan Review.

The playing field to the north of the Primary School provides an important recreational area for the community and will be protected.

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.

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 onto 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.

With regards to Waste Water Treatment Works, Morebattle 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

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RM06B	Renwick Gardens	0.4	9
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AMORE001	West Renwick Gardens	1.3	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE001	Extension to Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district business and industrial site as defined in Policy ED1 Structure planting required on the northern and eastern boundaries to provide setting for development. A management scheme for planting is also required Existing hedgerow to the west should be retained Retain separation between employment sites and settlement by not developing in the slope towards the Primary School Access is possible from/to the existing employment land site to the west and direct access is possible from/to the B6401 Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			








BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE002	Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a district safeguarded business and industrial site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMORE001	Morebattle School	0.4

Scottish Borders Council
Local Development Plan 2016
Morebattle

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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