

# SETTLEMENT PROFILE

## NETHER BLAINSLIE

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

### DESCRIPTION

Nether Blainslie is located almost 3 miles south from Lauder. The population of Nether Blainslie according to the 2001 Census is 81. It is located outwith the Strategic Development Areas as defined in the Strategic Development Plan and sits within the Northern Housing Market Area.

### PLACE MAKING CONSIDERATIONS

The character of Nether Blainslie is established by the irregular cluster of cottages and houses located south of the village hall. It is associated with nearby small building groups such as Upper Blainslie and New Blainslie. The settlement is situated within the undulating grassland of East Gala.

The centre of the Nether Blainslie is formed by a series of close-knit cottages, built hard to the road edge and stepped into the landscape. Generally traditional local materials dominate such as slate, harl, sandstone and whin. Properties range in height from single to two storey.

To the south of the village recent housing development has taken place at The Croft. Here the housing is in the form of single to a storey and a half detached properties.

The Plan does not provide any housing allocations or areas for longer term development for Nether Blainslie but rather any new development will be limited infill opportunities.

### 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.

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

With regards to waste water, Nether Blainslie is served by a septic tank which currently 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.

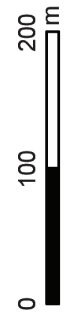
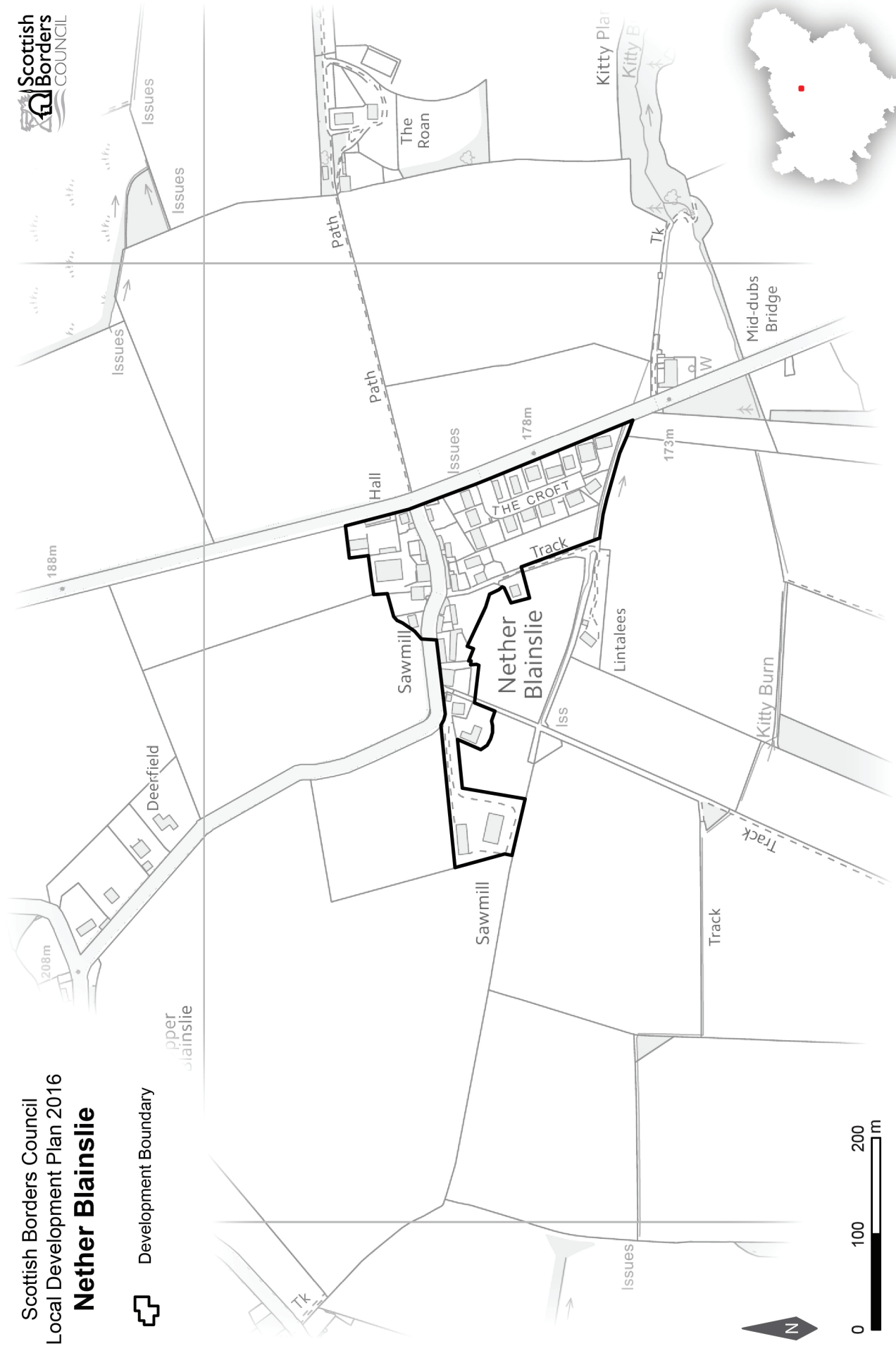
Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

Scottish Borders Council  
Local Development Plan 2016  
**Nether Blainslie**



 Development Boundary

Upper Blainslie



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