

SETTLEMENT PROFILE

NISBET

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

DESCRIPTION

Nisbet is located in the Central Borders Housing Market Area, 5 miles north east of Jedburgh. The settlement is located within the Central Strategic Development Area, as set out in the Development Strategy in the Strategic Development Plan. According to the 2001 Census the population of Nisbet is 37.

PLACE MAKING CONSIDERATIONS

The estate village of Nisbet lies south-east of the Peniel Heugh which dominates the views from the south and also provides a dramatic backdrop for the village. While Nisbet was built for the workers of its two farms, it was arranged around two informal spaces – the Mill Pond and the burial ground to the west.

The settlement is situated within the Tweed Lowlands Regional Landscape Area within the River Valley Landscape that is described as 'Lowland Valley with Farmland'. Nisbet benefits from a number of established tree belts particularly around East Nisbet House and within small clusters in the village. It is these mature trees that provide a high degree of enclosure for the village and greatly enhances its character.

The Conservation Area of Nisbet includes almost all the village. As an estate village, Nisbet has remained virtually unaltered since it was developed in the 19th century. The Village was built for the workers of two farms – West Nisbet and East Nisbet. There are only two properties within the village that are independent of each of the farms and therefore are considered to be part of Nisbet and not East or West Nisbet – these properties are the School House and the Smiddy House.

The Plan does not identify any allocations within Nisbet, there has been recent development within the settlement at West Nisbet Farm.

The Play Area within Nisbet is an important amenity area within the centre of the village and will therefore be protected from development.

Further detailed assessment will be required during the next Local Development Plan Review to assess for any areas for further expansion.

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.

There is no requirement for contribution towards education provision.

With regards to Waste Water Treatment Works, only part of Nisbet is served by Scottish Water and these works currently have 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.

Appropriate provision of private sewage treatment systems would be required for any new development within Nisbet, to be agreed and licensed by the Scottish Environmental Protection Agency.



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

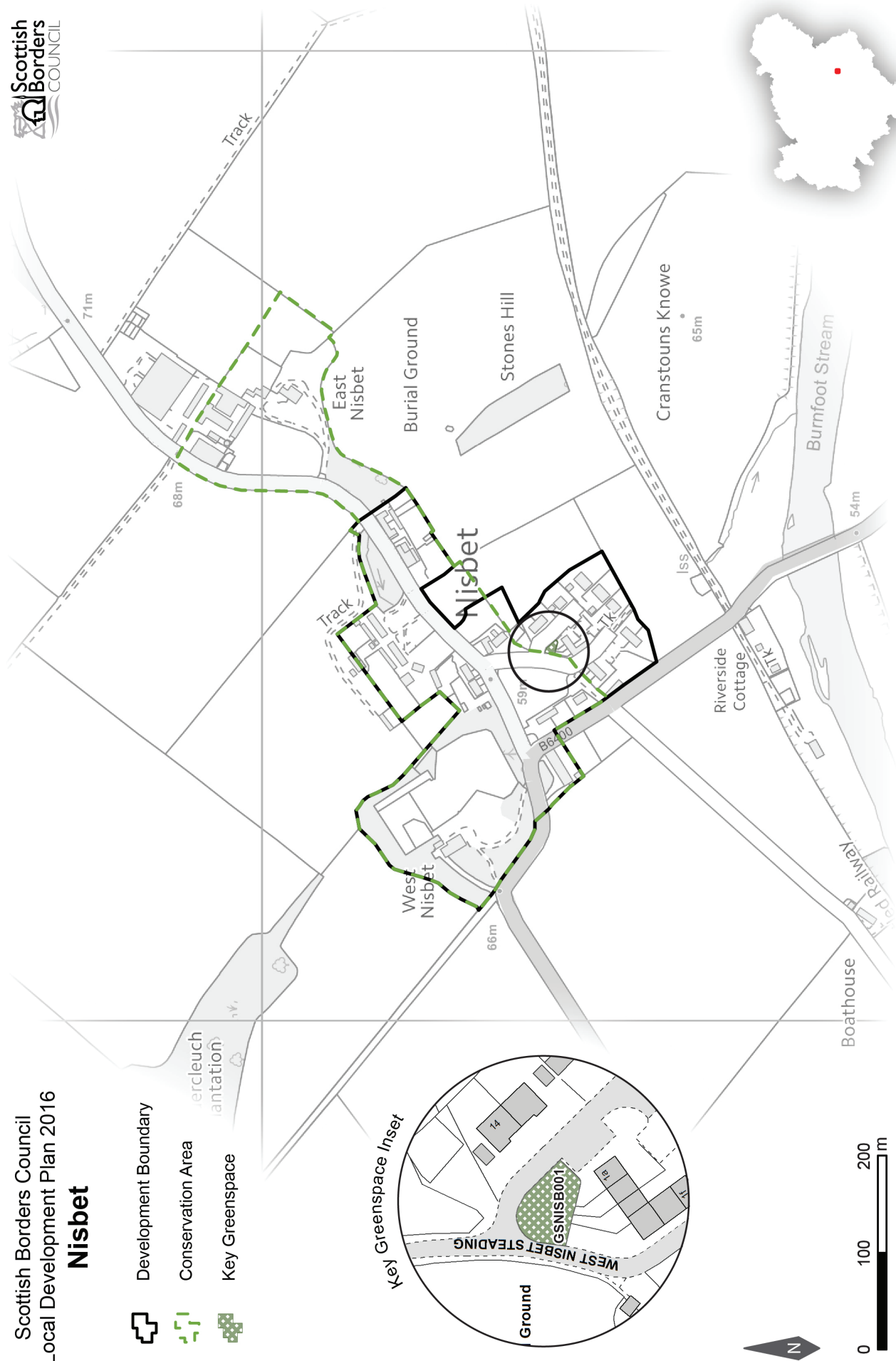
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNISB001	Nisbet Play Area	0.03

Nisbet

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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