

SETTLEMENT PROFILE

PAXTON

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

DESCRIPTION

Paxton is located 11 miles to the east of Duns. The population of the village according to the 2001 Census was 195. It is located on the boundary of the Eastern Strategic Development Area (SDA) as defined by the SESplan.

PLACE MAKING CONSIDERATIONS

Paxton is located on the Merse in the lowlands associated with the River Tweed. The village is surrounded by arable fields which are designated as prime agricultural land. Paxton is predominantly residential and has expanded with the development of detached properties.

There are 4 Listed Buildings in Paxton; 3 C-Listed and the B-Listed Old School House.

Paxton is located on the boundary of the Eastern SDA but it is considered that for the Local Development Plan period the identified housing need can be met elsewhere. Recent housing development at The Orchard meets the village's needs.

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 Berwickshire 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.

With regards to Waste Water Treatment Works, Paxton 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 Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPAXT001	Play Area	0.2
GSPAXT002	Amenity Space	0.1

Scottish Borders Council
Local Development Plan 2016
Paxton



-  Development Boundary
-  Key Greenspace



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