

SETTLEMENT PROFILE

PEEBLES

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

DESCRIPTION

Peebles is located almost 19 miles west of Galashiels and sits in the Northern Housing Market Area. The population of Peebles according to the 2001 Census is 8159. The settlement is located within the Western Strategic Development Area as defined in the Strategic Development Plan.

PLACE MAKING CONSIDERATIONS

Peebles benefits from a dramatic setting at the convergence of the River Tweed and the Eddleston Water. The settlement is framed between high hills on all sides and has extensive views both into and out of the settlement. The settlement and its hinterland are of high amenity value with mature woodland and spacious parkland. There are attractive views of the town on particularly the south, eastern and western approaches and views out to the south to the adjoining hill ranges beyond Cademuir. The town has a strong landscape framework as already highlighted above; the northern portion of the town nestles into the slopes of Venlaw Hill and onto the flatter land to the west of the Eddleston Water towards Jedderfield. The southern portion of Peebles over the Tweed lies within the flatter haughland of the river valley and on the lower slopes of the Cademuir Hill.

The Conservation Area covers a large part of Peebles, including the entire town centre. The town centre takes in parts of both the Old Town and the New Town including the High Street with its rich assortment of commercial properties and churches. The Old Town is, as its name suggests the oldest part of Peebles and includes St Andrews Church Tower and cemetery. Many of the properties in the Biggiesknowe area and in the north side are one and two storey cottages of a vernacular design. In the south side of the Old Town properties tend to be tenements and commercial premises, with an urban character.

The three churches within the New Town dominate the skyline at both ends of the town centre. The Old Parish Church with its crown steeple sits high, on the site of the castle, at the west end. The tall steeple of the Leckie Memorial Church and the lesser steeple of the Eastgate Church terminate the east end of the centre. The Leckie Memorial Church also dominates the Tweed Green. Within the New Town the rig pattern is still evident. Behind the facades of both sides of the High Street and the west part of Eastgate the narrow passages have been built-up and lead to internal courts that serve a large number of small premises. Of particular interest is Parliament Square, at the west end of the south side of the High Street, which is said to have been a site of a meeting of the Scottish Parliament in 1346.

Within Peebles there are also a considerable number of residential properties on either side of the River Tweed. The older housing to the north consists mainly of terraces, semi-detached and villa style properties that were built in the 19th century. Along the south side of the Tweed, to the east and to the south, 19th century villas and mansion style properties are found; outwith those areas are more modern developments with the most recent area for the town's development taking place at Whitehaugh off the B7062. It is evident that within Peebles there is a wide range of building types, styles and periods. These all reflect the history, diversity and development of the town.

Throughout Peebles and particularly along the water courses of the River Tweed and Eddleston Water there are substantial areas of green open space. Tweed Green and Ninian's Haugh are the most significant areas but there are others.

The main central area of the town focuses on the Eastgate, High Street and Old Town with a diverse range of services and facilities including hotels, bars, shops, restaurants and cafés to serve the local community, tourists and surrounding settlements. The town centre itself is considered to be one of the healthier and vibrant town centres within the Scottish Borders with generally a low retail vacancy rate.

Located outside the town, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike. During the lifetime of the Local Development Plan, the Council will support the development of a Masterplan as Supplementary Guidance in partnership with the Forestry Commission.

The Plan provides seven housing allocations, two safeguarded business and industrial sites, one proposed business and industrial site located at South Parks, as well as one mixed use site at Rosetta Road and three redevelopment sites located at Dovecot Road, George Street and Tweedbridge Court.

The Plan also identifies a number of greenspaces within the settlement; these spaces provide the Peebles community with many important recreation opportunities.

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the south east of Peebles.

The sites identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan Review, and will require a Masterplan to ensure a coherent and holistic approach.

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.

Peebles Secondary School is forecast by the Director of Education and Lifelong Learning to face some capacity issues from 2016 onwards. Developer Contribution towards school provision within the catchment will be requested, commensurate with the size and type of the development and in accordance with Developer Contribution Policy. If development continues and school capacities are pressured further, a second primary school on the south of the river in Peebles will be required.

This settlement is identified within the Council's Flood Contingency Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to the Indicative River and Coastal Flood Map (Scotland). A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

The possible requirement for a second vehicular bridge over the River Tweed was subject to investigation by external transport consultants in the period leading up to the publication of the Finalised Local Plan 2005. The results of the study inform that the housing developments to the south side of the River Tweed proposed in the Finalised Local Plan can be accommodated by the existing Tweed Bridge within the expected lifespan of the Plan, but that this would be at the cost of increased congestion on the North Side of the River at peak commuter times, and that these developments would take the existing bridge close to capacity. Therefore it is now considered that the time has been reached when development sites in Peebles need to contribute towards the tackling of congestion and the potential provision of a second crossing.

Developers are recommended to contact Scottish Water or the Council with regards to the latest position in relation to Waste Water Treatment Works and Water Treatment Works. Contributions may be required where upgrades are necessary.

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
TP7B	Whitehaugh	9.9	106
Site Requirements			
<ul style="list-style-type: none"> • Construction of the site for housing has commenced • The main vehicular access to be achieved off the B7062 Kingsmeadows Road with a vehicular access linking with the adjacent Whitehaugh Park via the roundabout to the south of the site • Pedestrian and cycle links to be incorporated into the development • Structure planting and additional landscape enhancement will be required. The long term maintenance of landscaped areas must be addressed. 			
TP200	Violet Bank Field	2.4	40
Site Requirements			
<ul style="list-style-type: none"> • Structure planting and additional landscape enhancement including riparian planting (outwith the site) will be required to assist in sheltering and containment of the site. Existing trees onsite to be retained. The long term maintenance of landscaped areas must be addressed • Provision of amenity access within and through the development for pedestrians and cyclists. In addition provision of a link to the adjacent Violet Bank playing field to the south of the site will be required and potential for improved access to the Eddleston Water • Further assessment on nature conservation interest may be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site. No development to take place within the functional floodplain. 			
APEEB026	Dunwhinny Lodge	0.5	14
Site Requirements			
<ul style="list-style-type: none"> • Consideration of retention or partial retention and conversion of the main building on site • Enhancement of existing landscaping on site with beech hedge to be retained. The long term maintenance of landscaped areas must be addressed • The site currently has vehicular access to Kingsmuir Drive and to Glen Road. Both have their own difficulties, but of the two the access route via Kingsmuir Drive is superior. Therefore vehicular access to the site must be restricted via Glen Road • Further assessment on nature conservation interest may also be required and mitigation put in place • Provision of amenity access within and through the development for pedestrians and cyclists. 			

APEEB031	George Place	0.3	36
Site Requirements			
<ul style="list-style-type: none"> • The main vehicular access to the site will be via George Place with a vehicular connection through to the site to the south – RPEEB002 • Parking provision should be accommodated onsite • Provision of Sustainable Urban Drainage feature onsite • A flood risk assessment will be required to inform the development of the site • Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation via the Eddleston Water • Potential contamination on site to be investigated and mitigated • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
APEEB021	Housing south of South Park	2.4	50
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site • A flood risk assessment is required to inform the site layout, design and potential mitigation • A watercourse buffer strip will be required • No built development should take place on the functional flood plain or over existing culverts • The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance • Provision of structure planting will be required • Evaluation and associated mitigation of archaeology and impact on River Tweed will be required • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			
APEEB041	Violet Bank II	1.2	25
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site • A flood risk Assessment will be required to inform the development of the site • Improved vehicular linkage may be required over the Eddleston Water between Rosetta Road and the A703 to allow for increased connectivity within the northern part of the Peebles • Provision of structure planting and areas of open space both on and off site will be required. Riparian planting outwith the site will also be required • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Investigation of the potential for culvert removal and resultant channel restoration. 			
APEEB044	Rosetta Road	5.7	100
Site Requirements			
<ul style="list-style-type: none"> • Development of the site shall proceed in accordance with the requirements agreed by the council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Guidance will require to be produced for this site. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB003	South West of Whitehaugh	4.5	TBC
Site Requirements			
<ul style="list-style-type: none"> • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the north east side of the site and landscape buffer around each side of the site. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment is required to assess the flood risk from the Haytoun Burn. 			
SPEEB004	North West of Hogbridge	2.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the south west and the south east sides of the site. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL204	South Park	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district business and industrial site as defined in Policy ED1 • Access to be taken from the South Parks road • Retention of existing paths around the site • Existing landscape features to be retained and enhanced. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Mitigation measures are required to prevent any impact on the River Tweed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL2	Cavalry Park	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a strategic high amenity business and industrial site as defined in Policy ED1. 			
zEL46	South Park	1.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road	6.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • Development of the site shall proceed in accordance with the requirements agreed by the council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Guidance will require to be produced for this site. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB005	Peebles East (South of the River)	32.3	TBC
Site Requirements			
<ul style="list-style-type: none"> • Provision of land for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities • There is currently a shortfall of good quality business and industrial land in Peebles. This is a mixed use site and employment land could come forward early to meet this shortfall • Provision of a new bridge linking north and south of the River Tweed • A vehicular link and pedestrian links will be required to the adjacent allocated site – TP7B. The upgrading of B7062 Kingsmeadows Road will be required • Enhancement of existing woodland and provision of additional landscaping. The long term maintenance of landscaped and open space areas must be addressed • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • A watercourse buffer strip of six metres will be required • Further assessment on nature conservation will be required • As this site is at high risk of flooding, a flood risk assessment is required to inform site layout, design and mitigation • No built development should take place on the functional flood plain. The flood risk area in the northern half of the site (north of the B7062) should be safeguarded as open space, for structure planting and landscaping purposes only • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			

REDEVELOPMENT








SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RPEEB001	Dovecot Road	0.4	TBC
Site Requirements			
<ul style="list-style-type: none"> • Design and layout should conserve and enhance the character and amenity of the Peebles Conservation Area • Vehicular access will be from Dovecot Road • Street frontage to Dovecot Road • Provision of landscaping on site will be required. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • A flood risk assessment will be required to inform the development of the site • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation via the Eddleston Water • Potential contamination on site to be investigated and mitigated • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment on nature conservation interest will also be required and mitigation put in place. 			

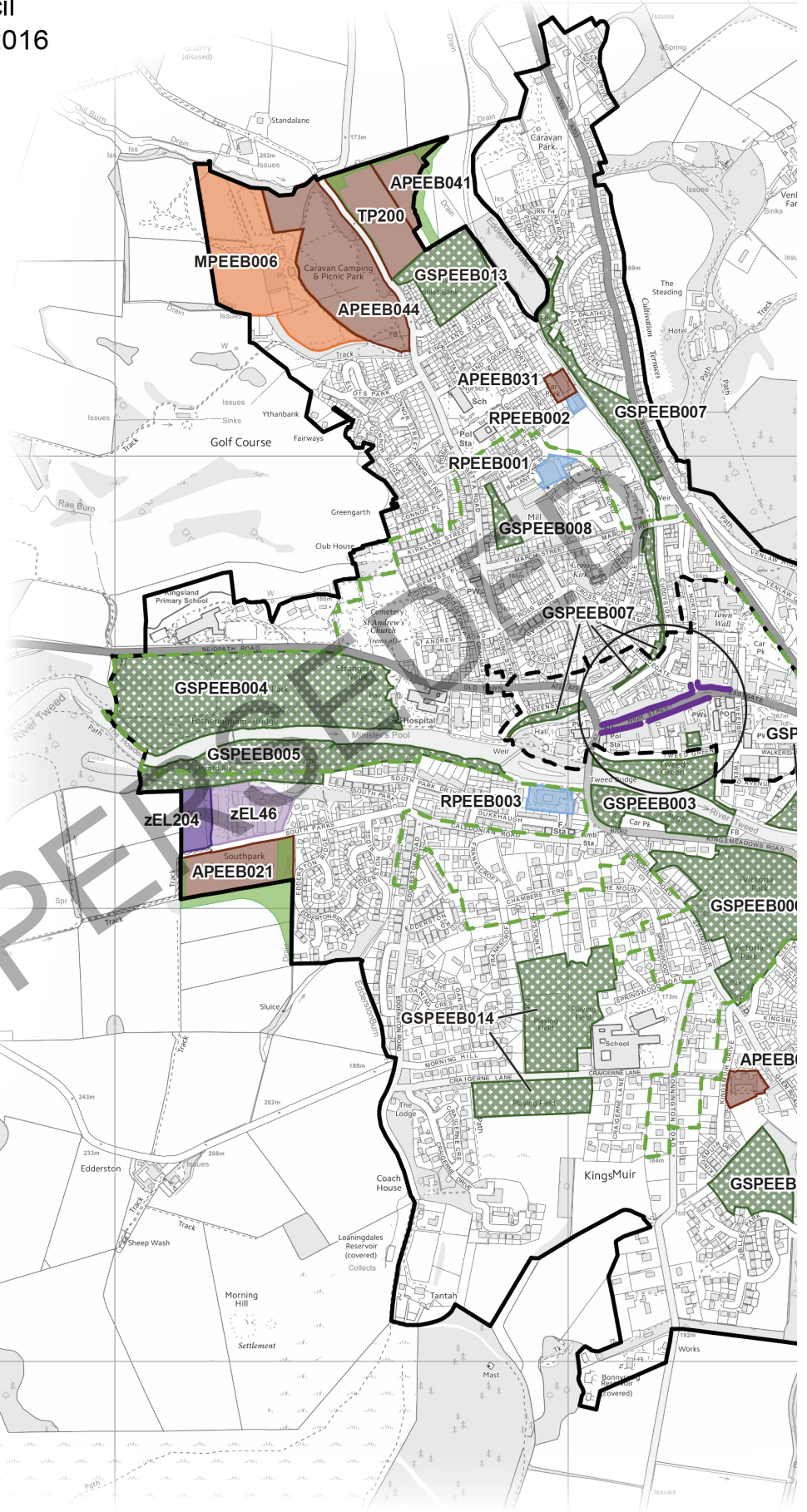
RPEEB002	George Street	0.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Potential contamination on site to be investigated and mitigated • The main vehicular access to the site should be via George Street with a vehicular connection through to the site to the north – APEEB031 • Parking provision should be accommodated onsite • Provision of Sustainable Urban Drainage feature on site • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation via the Eddleston Water • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
RPEEB003	Tweedbridge Court	0.5	50
Site Requirements			
<ul style="list-style-type: none"> • Residential redevelopment will be required • Landscape enhancement to the north of the site between the proposed buildings and the River Tweed and retention of the existing landscaping on site. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via Dukehaugh • Parking provision should be accommodated onsite • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • A flood risk assessment will be required to inform the development of the site. 			

KEY GREENSPACE

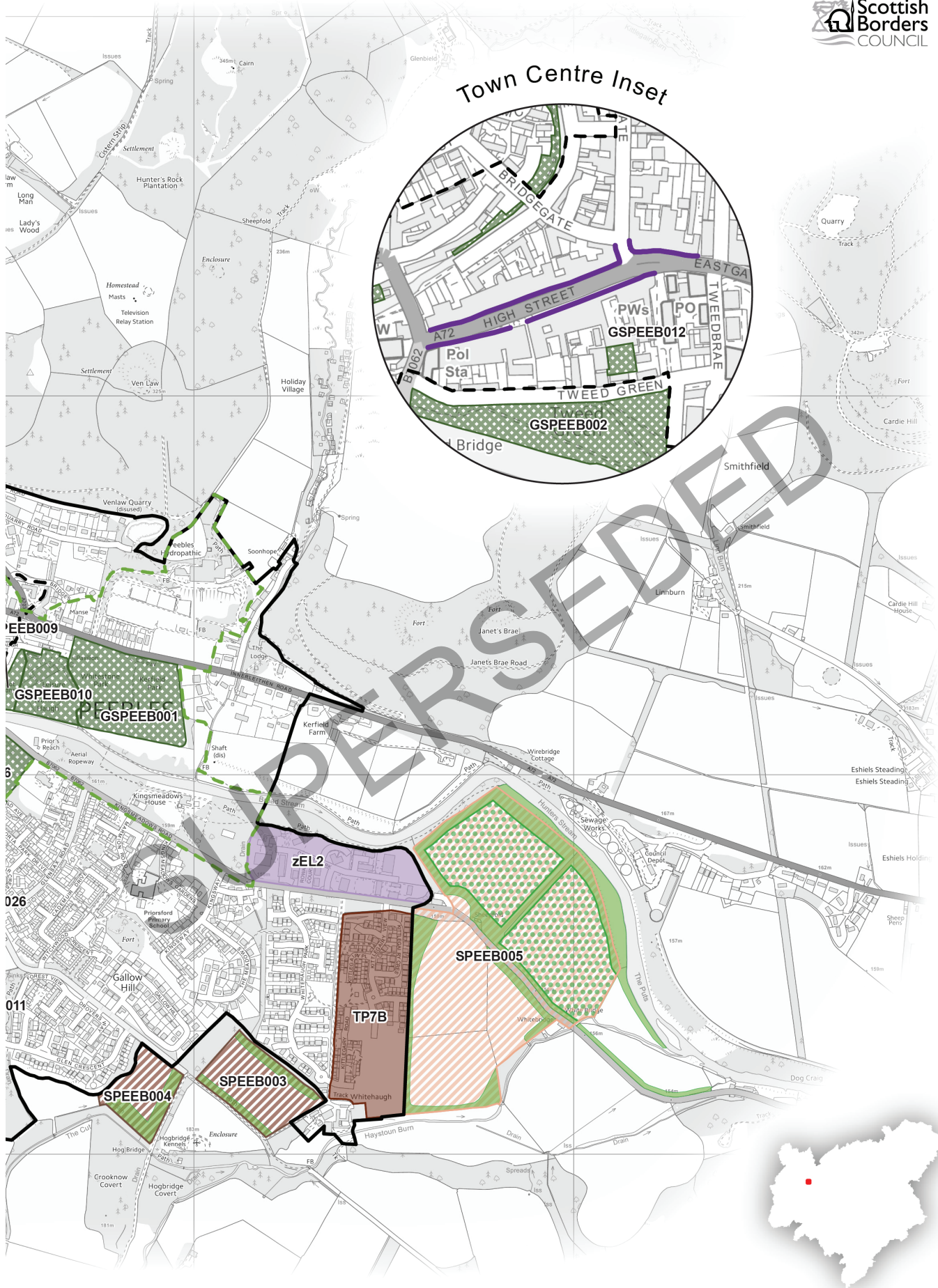
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPEEB001	Whitestone Park	6.2
GSPEEB002	Tweed Green (North)	1.6
GSPEEB003	Tweed Green (South)	1.6
GSPEEB004	Hay Lodge Park	10.6
GSPEEB005	Area adjacent to River Tweed	4.5
GSPEEB006	Victoria Park	6.7
GSPEEB007	Eddleston Water	2.7
GSPEEB008	Rosetta Road Allotments	0.5
GSPEEB009	Walker's Haugh	0.8
GSPEEB010	Area around Gytes Leisure Centre	2.5
GSPEEB011	Jubilee Park Field	2.3
GSPEEB012	Burgh Hall Allotments	0.1
GSPEEB013	Violet Bank Playing Field	2.5
GSPEEB014	High School Playing Fields	6.3

Scottish Borders Council
Local Development Plan 2016
Peebles

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Longer Term Mixed Use
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas

















For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, T1
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Scottish Borders Council
Local Development Plan 2016
as modified by Supplementary
Guidance on Housing 2017
Peebles

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Longer Term Mixed Use
-  Mixed Use
-  Redevelopment
-  Business and Industrial
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