

SETTLEMENT PROFILE

PRESTON

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

DESCRIPTION

Preston is located 3 miles north of Duns. The population of the village according to the 2001 Census was 115. Preston is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

PLACE MAKING CONSIDERATIONS

Preston is located on the rolling lowlands at the edge of the Lammermuirs. The settlement is essentially linear along the A6112 and has experienced limited growth, shown by more modern housing. The Cottages are an example of traditional row housing, with various architectural features evident, and they are set back from the road which is a theme continued along the north side of the village. The village contains 3 C-Listed Buildings, all attributed to the Cottages.

In this Local Development Plan period the redevelopment of Preston Farm will meet any identified development need and any further expansion will only be considered after the redevelopment. Development to the west of the settlement will be resisted and the land to the south west is subject to flood risk. The fields surrounding Preston are prime agricultural land.

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.

Funds have been identified to relocate Duns Primary School to the old Berwickshire High School. This will be a major refurbishment project. Developer contributions will be sought in the Duns PS catchment to assist in the provision of additional capacity. A contribution towards Berwickshire High School will also 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 and Water Treatment Works, Preston currently has sufficient capacity.

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

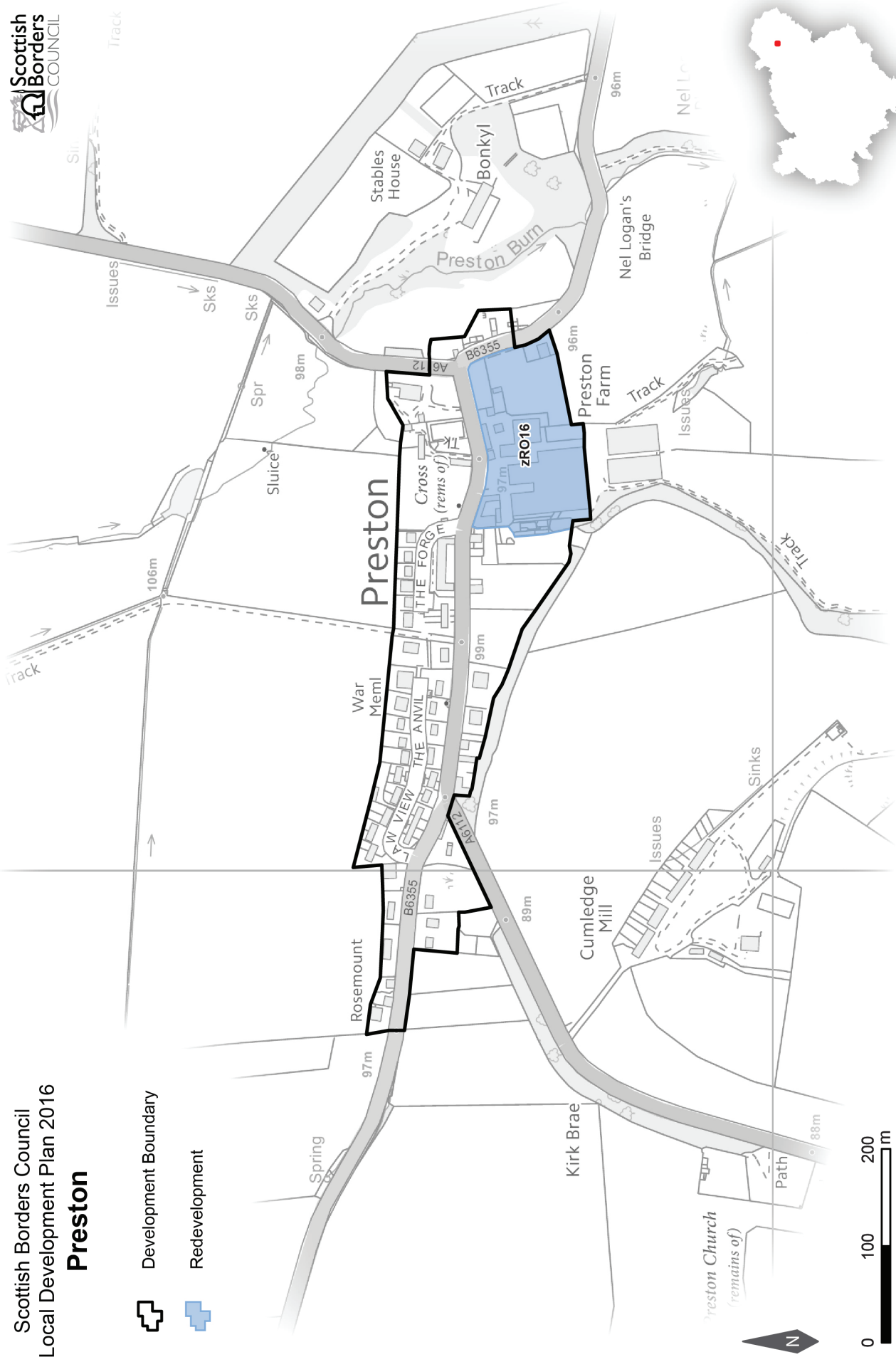
DEVELOPMENT AND SAFEGUARDING PROPOSALS

REDEVELOPMENT

| SITE REFERENCE | SITE NAME | SITE SIZE (HA) | INDICATIVE SITE CAPACITY |
|---|--------------|----------------|--------------------------|
| zR016 | Preston Farm | 2.0 | 45 |
| Site Requirements | | | |
| <ul style="list-style-type: none"> • Retain hedge adjacent to the B6355 to screen development from the road • Take advantage of the southerly aspect and long views • Ensure vehicular access from the A6112 as per advice from the Council's Roads Planning team • Ensure pedestrian access through the site onto the Main Street and linking to the Right of Way • Ensure cognisance is taken of existing planning permission • Respect the amenity of neighbouring properties. | | | |

Preston

-  Development Boundary
-  Redevelopment



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