

# SETTLEMENT PROFILE

## SKIRLING

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

### DESCRIPTION

Skirling is located on the A72 Peebles to Biggar road to the western edge of the Borders. The population of Skirling according to the 2001 Census is 127. The settlement is located outwith the Strategic Development Areas as defined in the Strategic Development Plan.

### PLACE MAKING CONSIDERATIONS

The village sits at around 220m above sea level, elevated from the flood plain of the Biggar Water in a narrow upland valley below Gallow Law. This valley contains a tributary to the Spittal Burn which meets the Candy Burn at Skirling Mill to the west of the village. The predominant surrounding land use is agriculture.

The village of Skirling is linear in shape and originally comprised five small farms on the valley floor next to Skirling Burn. Other buildings include farm workers cottages, two churches, a village hall and a school as well as a few other small activities such as a blacksmith and a small general store.

Skirling has a distinct identity and benefits from Conservation Area status which extends beyond the Development Boundary. The importance of the water source to the development of the village can be seen in the pattern of building back from the road and above the level of the burn. This is reflected in both the northern and southern parts of the village. One of the most important properties of the Conservation Area is Skirling House, built by Lord Carmichael and designed in 1905 by Ramsay Traquair. Constructed around an existing farmhouse this property has a pleasant appearance, with weather-boarded upper floor along with some attractive wrought iron work by Thomas Hadden of Edinburgh. The Arts & Crafts movement is evident throughout Skirling House – beautiful ornate wrought ironwork and decorative carvings.

Within the settlement, properties tend to range from single to two storeys in height. Traditional building materials prevail with ochre and red coloured sandstone, harl and slate. The houses also have a number of architectural details - sash and case windows, skews, rybats, margins and quoins.

The Plan does not provide any housing allocations within the settlement nor does it identify any areas for longer term development in Skirling. The Plan does however, identify three areas of greenspace for protection.

## 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.

With regards to Waste Water Treatment Works Skirling 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.

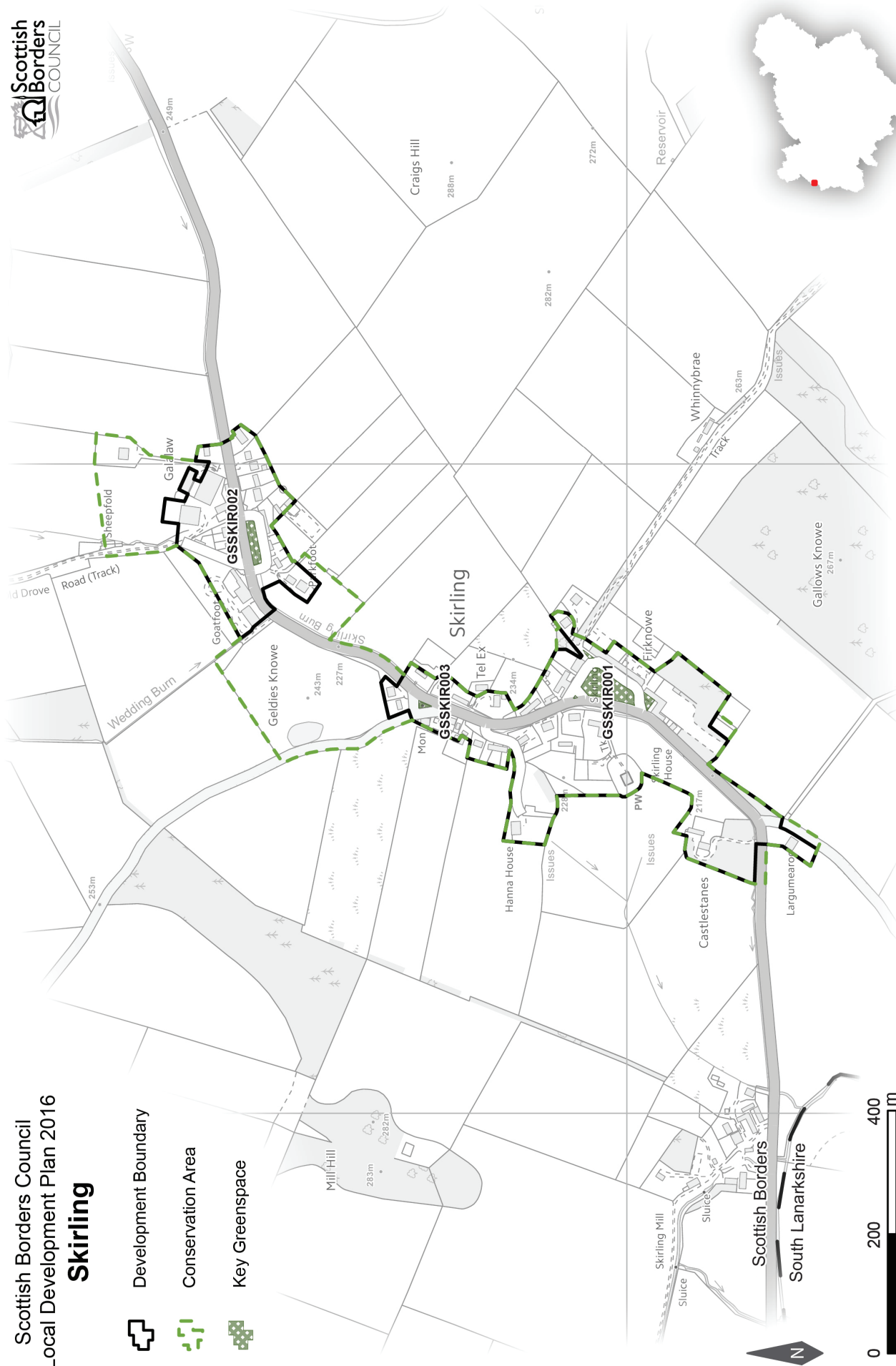
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSKIR001	Skirling Green	0.4
GSSKIR002	Skirling Verges	0.2
GSSKIR003	Skirling Verges	0.1

Scottish Borders Council  
Local Development Plan 2016  
**Skirling**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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