

SETTLEMENT PROFILE

SMAILHOLM

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

DESCRIPTION

Smailholm is located within the Central Borders Strategic Development Area as set out in the Development Strategy in the Strategic Development Plan. The settlement is located just over 6 miles from Kelso and almost 12 miles from Galashiels. The population of Smailholm is 67 based on the 2001 Census.

PLACE MAKING CONSIDERATIONS

The character of Smailholm has been established particularly by its layout and setting - a small hill-top settlement that originally consisted of three detached parts: East Third, West Third and Overtown. Little remains of Overtown today, while the East Third and West Third are now the main foci. The village centre (East Third) is compact and attractive and is largely devoid of traffic allowing for a very quiet rural quality with little activity on the street.

Smailholm Conservation Area has a distinct identity. The importance of the category 'B' listed Church and graveyard to the layout of Smailholm is evident through its central positioning of it within the village. Properties tend to range from single to two storeys in height with chimneys mainly being situated at the gable-ends. Traditional building materials prevail, whinstone mixed with ochre coloured sandstone, harl, slate, and in some instances pantiles are all to be found within the Conservation Area. Architectural details such as sash and case windows, skews, rybats, margins and quoins also feature greatly. Stone boundary walls appear often and contribute significantly to the character of the place.

Given the sensitivity of the character and setting of Smailholm it has not been possible to identify an area for longer term expansion at this stage. The division of the village in to two separate parts is a relatively distinctive feature and therefore it would be undesirable to allow infill development to fill the gap between these two parts, this area should therefore be protected from development. Another area that should also be protected from development is the area to the south of East Third.

Within Smailholm, the Plan identifies two greenspaces, the Play Area and the Memorial Green which are to be protected due to their community value.

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.

The accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when the areas for longer term development are taken onto account. It has been agreed to build a new, modern school nearby the current site. The new school is due to open in 2016. In accordance with developer contribution policy, a contribution towards the additional facilities at the new Kelso High School will be sought, to recoup the capital invested by the Council.

With regards to Waste Water Treatment Works, Smailholm 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)
GSSMAI001	Play Area	0.04
GSSMAI002	Memorial Green	0.1

