

# SETTLEMENT PROFILE

## SPROUSTON

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

### DESCRIPTION

Sprouston is located in the Central Borders Housing Market Area, approximately 4 miles east of Kelso. The settlement is located within the Central Strategic Development Area, within the Development Strategy in the Strategic Development Plan. The population of Sprouston according to the 2001 Census is 100.

### PLACE MAKING CONSIDERATIONS

Sprouston is situated within the lowlands associated with the River Tweed, which flows to the north of the settlement. There are fields surrounding Sprouston, which benefit from being Prime Agricultural Land.

The B6350 runs through Sprouston and the settlement has developed from the crossroads in the centre with recent development along Dean Road. Within the settlement there is a Primary School, Church and Village Hall.

The Plan allocates two housing sites within Sprouston at Church Field and Teasel Bank. A site has also been identified for a future cemetery expansion adjacent to Sprouston Church.

Sprouston Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

It is envisaged that future demand for housing in Sprouston will be met through current allocations and there is no requirement beyond the period of this plan for future expansion. Development to the West of Sprouston, aside from any potential Primary School expansion or car park for the Village Hall, will be resisted.

### 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.

Sprouston Primary School may have capacity issues depending on future development. 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 and Water Treatment Works, Sprouston currently has sufficient capacity.

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
RSP2B	Church Field	1.5	18
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access could be taken from the B6350 and/or the minor road to the south of the site</li> <li>• A vehicular access must be retained from the site through to the field to the west of the development</li> <li>• The existing hedges and trees within the site should be retained and enhanced wherever possible</li> <li>• Structure planting is required to the eastern boundary to reinforce the settlement edge. A management scheme for planting is also required</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required.</li> </ul>			
RSP3B	Teasel Bank	1.7	18
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access should be taken from the minor Sprouston to Hadden road</li> <li>• The existing hedges and trees within the site should be retained and enhanced wherever possible</li> <li>• Structure planting required to the western site boundary to provide setting for the development and provide screening from the road. Screening may also be required along the northern boundary to protect the residential amenity of the properties along Dean Road dependent on the proposed site layout. A management scheme for planting will be required</li> <li>• Pedestrian links to the Primary School and village centre are required</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required.</li> </ul>			






### CEMETERY

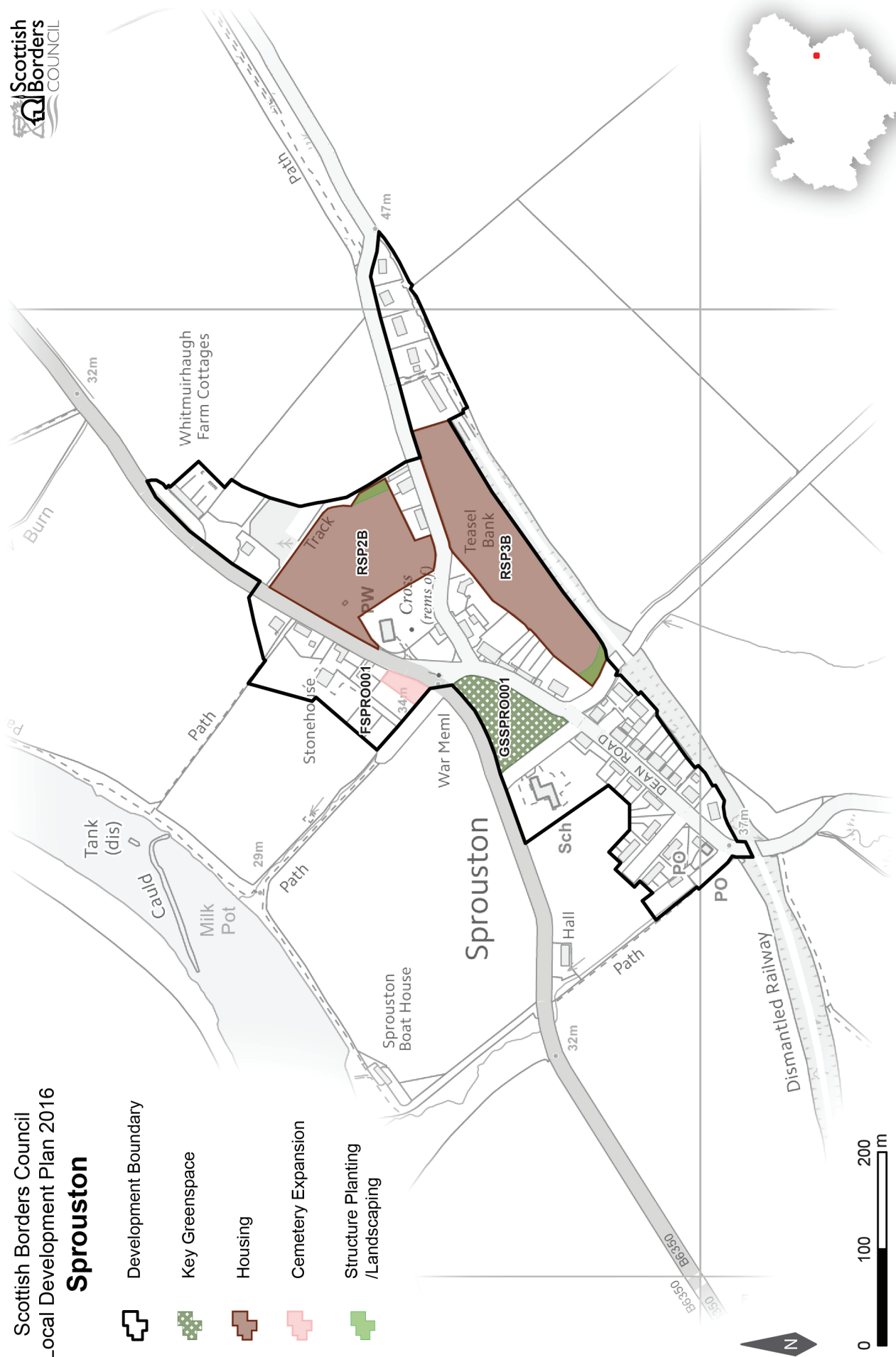
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
FSPR0001	Sprouston Cemetery Expansion	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Archaeological work required</li> <li>• Improvements required to achieve acceptable visibility at the junction between B6350 and the minor road adjacent to the site</li> <li>• Potential flood risk from culverted watercourse located to the north of the site. Flood risk assessment and any identified mitigation measures required.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSPR0001	Village Green	0.7

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

-  Development Boundary
-  Key Greenspace
-  Housing
-  Cemetery Expansion
-  Structure Planting /Landscaping



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