

SETTLEMENT PROFILE

STOW

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

DESCRIPTION

Stow is located almost 8 miles north from Galashiels on the A7. The population of Stow according to the 2001 Census is 596. It is located outwith the Strategic Development Areas as defined in the Strategic Development Plan and sits in the Northern Housing Market Area.

PLACE MAKING CONSIDERATIONS

The village is located in the pastoral upland valley of the Gala Water. Its character is influenced by the nearby divided moorland of the Moorfoot Plateau and the plateau grassland of the Lauder Common. It sits along the river valley of the Gala Water and is framed between Stagehall Hill to the west and Torsonce Hill, Sell Moor and Craigend Hill in the east. The Gala Water, which meanders along the valley floor within the settlement, has a large area of flood plain to both eastern and western banks. This flood plain is a dominant feature of the village. The village itself lies predominately on the eastern side of the river.

The Conservation Area for Stow takes in much of the centre of the original settlement and includes the Subscription Bridge and the Church of St Mary of Wedale. The settlement is centred round the remains of the Old Parish Church and the remains of the Bishop of St Andrew's manor house that is also known as the 'palace'; and in addition to those properties also retains many of the historic properties that are only found in such a distinctive place.

The settlement of Stow is built-up of a range of different styles and types of properties. These range from the small, single storey cottage type, modern detached two storey to the grand baronial Town Hall. At the centre of Stow is the Pennywhiggam Burn which flows through the settlement (east/west) and is bounded by ash trees and provides a green space. Traditional building materials within the settlement vary from whin and sandstone, slate and harl; and architectural elements like rybats, margins and transom lights are also notable throughout Stow.

The plan provides one housing allocation to the north of the village along Craigend Road, and another to the south at Stagehall II. A mixed use site is also provided within the centre of the village on the former Royal Hotel site. The plan also provides a new site for a railway station.

In addition, the Plan identifies the Stow Playing Field as a key greenspace as it provides the Stow 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 an area north east of Stow at Craigend and two areas at Lugate,

south west of Stow. These sites are considered to have potential for longer term mixed use development. The Craigend site was identified as an opportunity for development and the Lugate sites were identified as an opportunity for a new settlement in the Development and Landscape Capacity Study. The proposed Railway Station will provide good accessibility by public transport to these potential longer term development areas. The Craigend site would require a new or improved access to the A7 and the Lugate sites would require a new access onto the A7. Moreover longer term employment land to meet general business needs would be beneficial in these areas. These areas will be subject to further assessment as part of the next Local Development Plan Review and will require a Masterplan to ensure a coherent and holistic approach.

During the lifetime of the Local Development Plan should a further site for a car park associated with the railway station be required; the Council will support a new car park associated with the railway station at an appropriate location outwith the Development Boundary.

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.

In relation to education provision there is currently no requirement for development contributions.

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.

Stow falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

With regards to Waste Water Treatment Works, Stow 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 and Planning/Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ASTOW022	Craigend Road	1.0	10
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from Craigend Road. Traffic issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision • Assessment and mitigation of flood risk from overland flow • Assessment and mitigation of moderate biodiversity interest, including the nearby Gala Water, part of the Tweed Special Area of Conservation. The burn east of the site drains into this • Structural planting/ landscaping, including trees, in the north of the site to contain it and create a new settlement boundary. Structural planting/ landscaping on the edges of the site to frame development • Long term maintenance of landscaped areas needs to be addressed • Utilise the south facing aspect of the site for energy efficiency • The route of the core path on Craigend Road should be retained. 			

ASTOW027	Stagehall II	1.2	12
Site Requirements			
<ul style="list-style-type: none"> Existing landscaping on site to be retained and enhanced. The introduction of structure planting along the south and south eastern edges of the site will be required to provide a defensible settlement edge. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Careful consideration should be given to the design of the overall site to take account of its position in the landscape and views into the site from the A7 Surface water run off from the surrounding area will be required to be considered during the design stage and mitigation put in place Consideration to be given to the need for a flood risk assessment The stone boundary wall on site to be retained and incorporated into the overall design for the site Vehicular access to be taken from the adjacent housing development – Wedale View. Alterations and traffic calming measures along Wedale View and to its junction with Station Road will also be required. Parking arrangements will be required to be accommodated on site Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSTOW001	Royal Hotel	0.2	11
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief and, additionally, a flood risk assessment will be required. 			

TRANSPORTATION

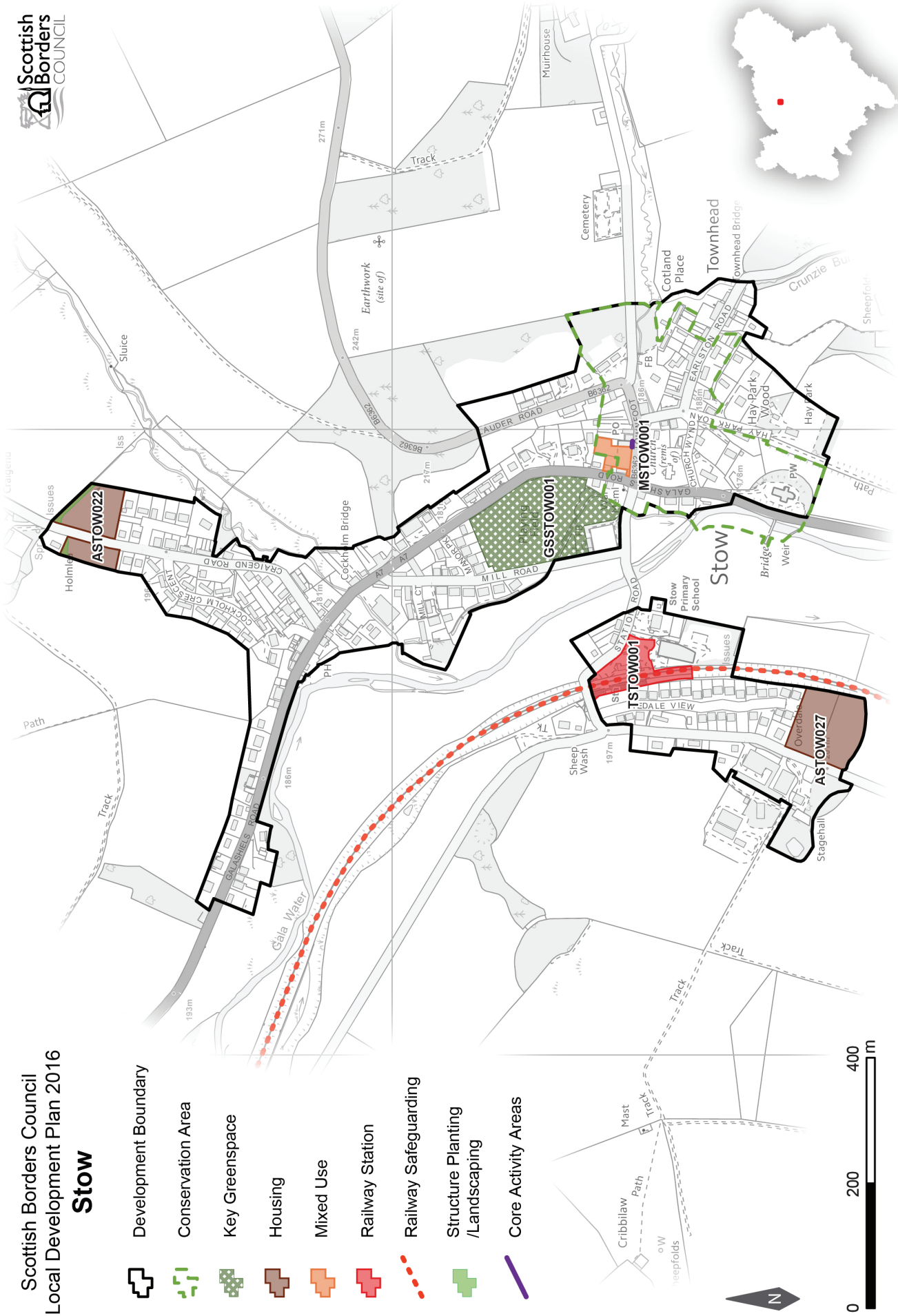
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TSTOW001	North of Edinburgh Rd (Railway Station)	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site will be taken from the Station Road and will also serve the primary school The site will include a car park. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTOW001	Playing Field	2.5

Scottish Borders Council Local Development Plan 2016 Stow

- Development Boundary
- Conservation Area
- Key Greenspace
- Housing
- Mixed Use
- Railway Station
- Railway Safeguarding
- Structure Planting / Landscaping
- Core Activity Areas



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