

# SETTLEMENT PROFILE

## SWINTON

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

### DESCRIPTION

Swinton is located 6 miles from Duns and 12 miles from Berwick upon Tweed. The population according to the 2001 Census was 224. Swinton is located outwith the Strategic Development Areas (SDA) identified by the SESplan.

### PLACE MAKING CONSIDERATIONS

Swinton is located on the lowlands associated with the River Tweed contained within rolling arable and pasture fields. The settlement was re-designed in the 18th Century and laid out with a village green and Market Cross. There has been limited expansion east and west but the layout remains largely intact. Swinton is primarily residential, although some services are located at the eastern end.

The Conservation Area comprises most of the planned estate village centring on the village green. There is a distinct layout placed along a single terrace row with only a few detached properties. The majority of properties are constructed of traditional materials such as sandstone and slate, or they are harled. Architectural detailing such as, timber bargeboards, continuous cills at upper floors, sash and case windows, and transom lights appear frequently. These built fabric elements help form the character of the Conservation Area. Any new development or alterations must aim to respect the importance of the layout and built fabric features. There are 31 Listed Buildings within Swinton.

The site assessment process in preparation of the Local Development Plan (LDP) identified the possibility of an additional allocation to the south-east of Swinton which would bring forward further housing and the possibility of community benefit. As a result a mixed use allocation (MSWIN002) is included in the LDP for which land must be included for community benefit in any development proposal.

The Consolidated Local Plan stated that the preferred area for expansion of the settlement would be to the south-east. There is now an allocation in this area which will cater for the development need of Swinton in the LDP period and likely beyond. The area to the north-west of the settlement is subject to a Tree Preservation Order. The surrounds of Swinton are designated as 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.

A contribution towards Berwickshire High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

There is sufficient capacity at the Waste Water Treatment Works. However a drainage impact assessment will be required on the network. There is limited environmental capacity in the receiving waters.

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

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSW2B	Well Field	1.4	25
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Property orientation should take advantage of the southerly aspect and potential of long views from the site</li> <li>Vehicular and pedestrian access should be taken from Main Street (the A6112) in line with advice from the Roads Planning team</li> <li>Vehicular and pedestrian access should link through the site to the mixed use allocation to the south</li> <li>The amenity of neighbouring properties should be respected</li> <li>Planting at the edges of the site should be retained where appropriate.</li> </ul>			

### BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL45	Coldstream Road	1.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>This is a local safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			








## MIXED USE

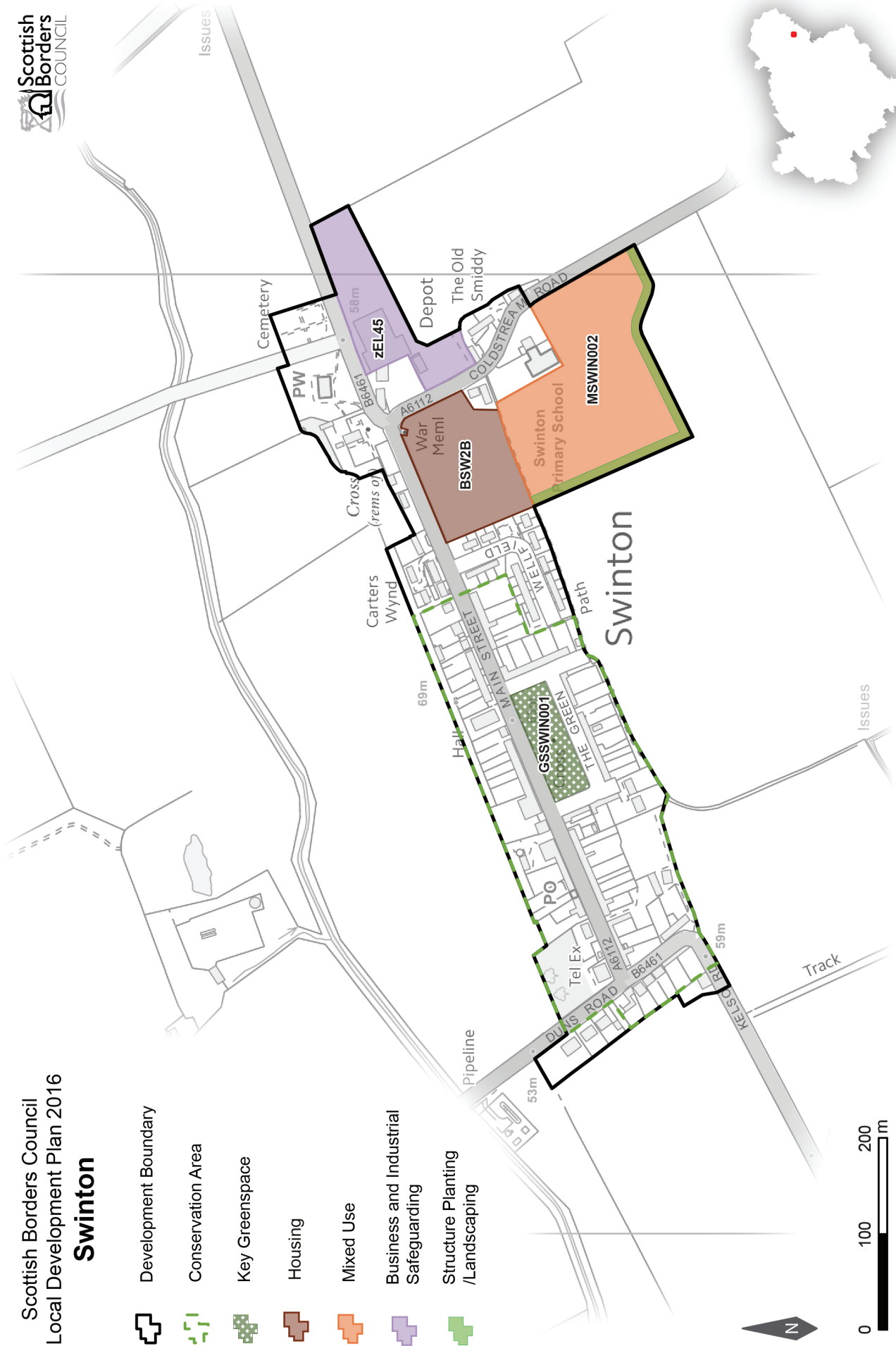
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSWIN002	Land Adjacent to Swinton Primary School	3.0	25
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Any proposal must present complimentary uses reflecting the mixed use nature of the allocation, this should include consideration of the provision of community facilities, including playing fields</li> <li>• Ensure vehicular and pedestrian access from the A6112 (Coldstream Road) in line with advice from the Council's Roads Planning team</li> <li>• Ensure vehicular and pedestrian access through the site from the A6112 (Main Street) and the allocated housing site to the north</li> <li>• Provide structure planting on the southern and western boundaries to screen the site from the entry to Swinton from the south; to provide a settlement boundary; and to provide enclosure to the site</li> <li>• Orientate buildings to take advantage of the southerly aspect and views out of the site.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSWIN001	Village Green	0.6

# Swinton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023423.  
For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 826511. Email: localplan@scotborders.gov.uk  
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.