

SETTLEMENT PROFILE

TRAQUAIR

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

DESCRIPTION

Traquair is located two miles south of Innerleithen. The population of Traquair according to the 2001 Census is 51. The settlement is located partly outwith the Western Strategic Development Area as defined in the Strategic Development Plan and is also located within the Northern Housing Market Area.

PLACE MAKING CONSIDERATIONS

The village lies on the lower and western slopes of Plora Rig and Damhead. It faces west and is situated within the Quair Water valley floor, which opens out to the north towards Innerleithen. The views out of the village are generally of lower undulating hills with the exception of to the north towards Lee Pen and Kirnie Law.

Traquair has a small scale rural appearance, the area is characterised by groupings of modest traditionally constructed houses separated by agricultural fields and commercial woodland planting on the higher ground.

Traquair is situated in close proximity to the Quair Water and Fingland Burn both of which are designated Special Areas of Conservation.

The Plan does not propose to allocate any sites at Traquair. It is considered that the village is not suited to large scale development.

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.

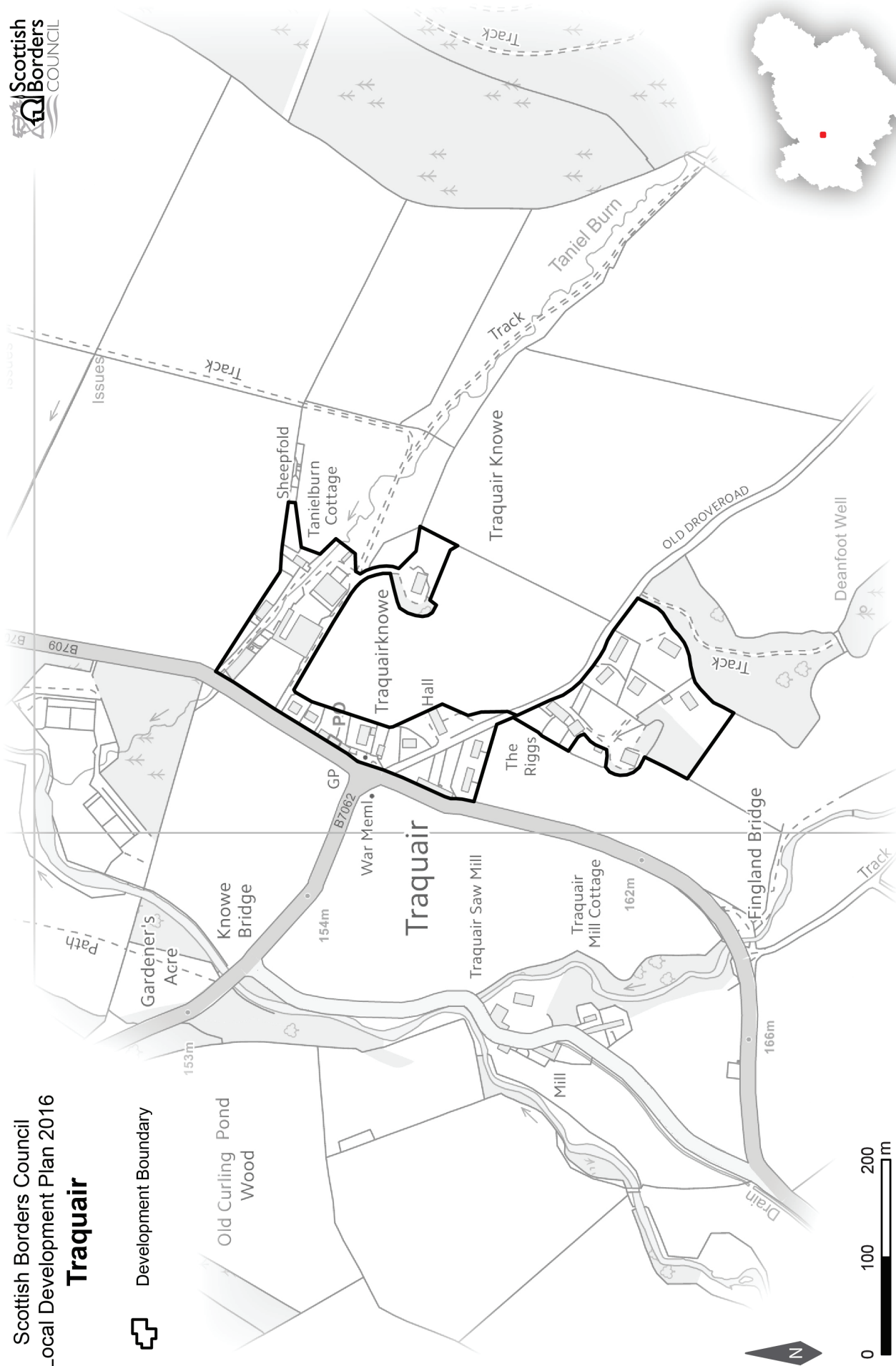
With regards to waste water, Traquair is served by a septic tank which currently has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

Scottish Borders Council
Local Development Plan 2016
Traquair



 Development Boundary



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