

SETTLEMENT PROFILE

TWEEDBANK

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

DESCRIPTION

Tweedbank, located less than one mile east of Galashiels, has a population of 1,716 according to the 2001 Census. It is located within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The character of Tweedbank is established by its layout and countryside setting. Its layout is made up of clusters of development along Tweedbank Drive. It is situated in the upland fringe valley with settlements opposite the confluence of the River Tweed and the Gala Water.

To the east of the settlement boundary is the Eildon and Leaderfoot National Scenic Area. The River Tweed Special Area of Conservation, a wildlife site of international importance, is north of the settlement. South of the settlement is the Tweed, Ettrick and Yarrow Confluences Special Landscape Area. Other landscape features in Tweedbank include tree belts which screen it from the A609 trunk road and Tweedbank Park with its Gun Knowe Loch.

Tweedbank was planned as a new village in the 1970s and has become a successful and thriving new community with a recent large residential development opposite Gun Knowe Loch.

Policy EP6 (Countryside Around Towns) seeks to protect the area between Darnick and Tweedbank from development in the longer term, primarily to avoid coalescence of the settlements, thereby retaining individual character.

The railway terminal for the Borders Railway is planned for Tweedbank and the village is therefore seen as an appropriate location for growth. The area around Tweedbank is protected under policy EP6 Countryside Around Towns.

Tweedbank Industrial Estate is one of the most successful in the Borders. The Plan takes forward the restructuring of the existing industrial estate and a mixed use site to the east of the railway terminal. Tweedbank Industrial Estate and Tweedside Park have many advantages and attractive development features. They are well located in terms of roads and footway access and are ideally placed to capitalise on the arrival of the Borders Railway, with the terminal being located within close proximity. The sites have a good internal roads layout, are serviced and benefit from a mature landscaping and screening scheme. The industrial estate is, however, suffering from an ageing and increasingly

substandard building stock and the size and layout of both the buildings and external yard areas are not consistent with modern development requirements. There are therefore significant opportunities in Tweedbank to create a high quality business and industrial estate which capitalises on the railway terminal and provides a supply of industrial and business land for the central Borders within the period of this Local Development Plan.

There are two areas, at Tweedbank Park and the playing fields, identified as key greenspaces.

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.

There is no requirement for contribution towards education provision.

The settlement falls within an area identified for a contribution to the Borders Railway (See Policy IS3).

In accordance with the Council’s Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

With regards to Waste Water Treatment Works and Water Treatment Works, Tweedbank 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

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL59	North of Tweedbank Drive	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a strategic high amenity safeguarded business and industrial site as defined in Policy ED1. 			
zEL39	Tweedbank Industrial Estate	10.8	N/A
Site Requirements			
<ul style="list-style-type: none"> It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site This is a strategic safeguarded business and industrial site as defined in Policy ED1. It is expected that it will become a Strategic High Amenity Site through the period of the Local Development Plan, whereby the restructuring of the existing Industrial Estate is necessary in order to promote the area as a high amenity estate through a more efficient use of land and buildings Development on land immediately adjacent to the A6091 would require to be of high quality and design and would be restricted to Class 4 use. Careful consideration would require to be given to landscaping, particularly along the southern edge of the site, in order to ensure an attractive edge to the business and industrial site. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MTWEE001	Site east of railway terminal	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • Access via existing Tweedside Park to the east and from zRS1 to the west • Substantial planting required on mutual western boundary with railway station. • New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate • It is expected that the site would be developed for commercial mixed use. Housing would not be appropriate on this site, given it's proximity to the Railway Station (zRS1) and the business and industrial land to the east (zEL59). 			

TRANSPORTATION

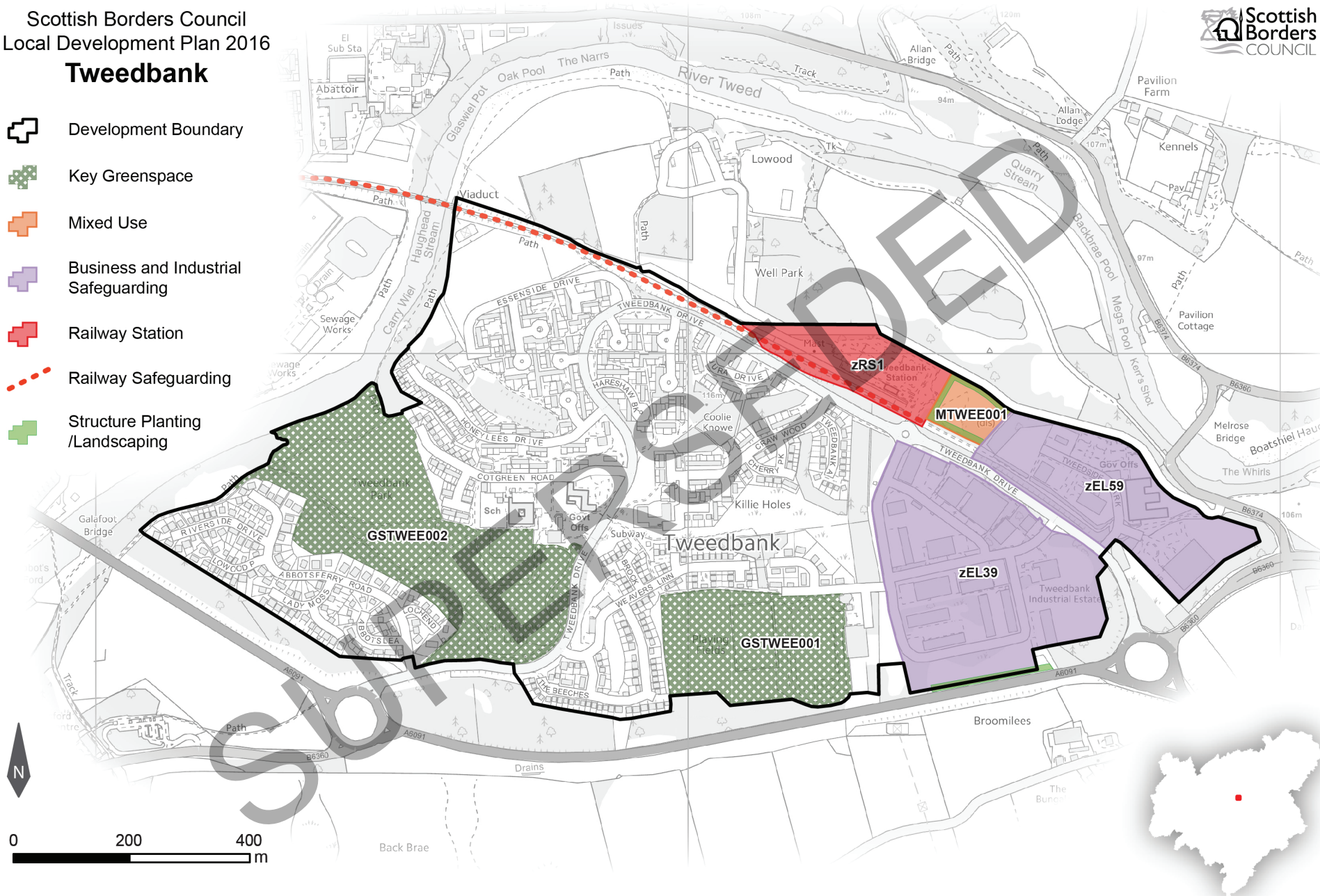
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zRS1	Tweedbank (Railway Station)	2.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access from Tweedbank Drive • Vehicular and pedestrian link to mixed use site to the east (MTWEE001) to be provided • The site will include car and cycle parking. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSTWEE001	Tweedbank Sports Centre	5.6
GSTWEE002	Gun Knowe Park	11.4

Tweedbank

- Development Boundary
- Key Greenspace
- Mixed Use
- Business and Industrial Safeguarding
- Railway Station
- Railway Safeguarding
- Structure Planting /Landscaping



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