

SETTLEMENT PROFILE

WALKERBURN

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

DESCRIPTION

Walkerburn is located almost two miles east of Innerleithen. The population of Walkerburn according to the 2001 Census is 676. It is located within the Western Strategic Development Area as defined in the Strategic Development Plan.

PLACE MAKING CONSIDERATIONS

The village sits with a steep side river valley on the lower south facing slopes of Cairn Hill and Kirna Law. The land falls towards the River Tweed and then rises again steeply to the south towards Elibank Law and Plora Rig. The village of Walkerburn grew up around the Ballantyne's Mill, built in 1854, however prior to that the only trace of habitation in this area was Caberston farmhouse and steading.

The village lies within the Central Southern Uplands Regional Landscape Area and is described as Upland Valley with Woodland. There are significant habitat networks in and around the Walker Burn, the forestry plantations on adjoining hillsides and the Tweed and open haughland. The River Tweed runs along the southern edge of the village and the land along this edge is susceptible to flooding. There is also the Walker Burn, which may give rise to localised flooding. The River Tweed to the south of the village is a Special Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Focused within the centre of the settlement there is a high concentration of listed buildings including the attractive Caberston Steading. With a basic linear form, the village runs along the route of the A72 and much of the established settlement takes the form of a range of split level houses and cottages along the roadside. To the west of the village is a group of later semi detached stone built cottages which would have been built as the village prospered at Caberston Avenue whilst to the east of the village on the north side of the main road are large houses built for the Mill owner which sit within well established mature garden grounds. The later development has generally been to the east of the village at Tweedholm, which runs parallel to the main road.

The Plan provides two housing allocations to the north of the settlement at Caberston Farm. A redevelopment opportunity is also allocated in the centre of the village taking in part of the Caberston Farm and Old Mill Site. Three areas of greenspace are also identified for protection.

The Local Development Plan does not identify any further areas for long term development in Walkerburn.

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.

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.

With regards to Waste Water Treatment Works and Water Treatment Works, Walkerburn 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
TW200	Caberston Farm Land	1.6	30
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 • Access to this site would be via the allocated site zR200 • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			

AWALK005	Caberston Farm Land II	3.3	100
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 • Access to this site would be via the allocated sites zR200 and then TW200 • New woodland structure planting is required providing a setting and shelter for housing development as well as reinforcing the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes. Buffer areas alongside new and existing landscaping will be required • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest • Development should not take place within the setting of the Scheduled Monument. Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			






REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR200	Caberston Farm/Old Mill Site	1.9	TBC
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 • Retention and conversion of the historic buildings on the site (including the two storey dwelling house to the south of the steading) however, this does not preclude an element of good quality modern build also taking place within the site • Existing stone walls to be maintained and incorporated into access routes where possible • A flood risk assessment will be required to inform the development of the site • A watercourse buffer strip will be required • Further assessment on nature conservation and archaeological interest may also be required and mitigation put in place • Enhancement of existing landscaping on site and the long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via the A72. The site will also be required to allow for vehicular and pedestrian access through to the adjacent housing sites – TW200 and AWALK005. Parking provision will be required to be accommodated onsite • Provision of amenity access within and through the development for pedestrians and cyclists. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWALK001	Walkerburn RFC	0.9
GSWALK002	Village Green	0.1
GSWALK003	Alexandra Park	2.5

Scottish Borders Council
Local Development Plan 2016
Walkerburn

-  Development Boundary
-  Key Greenspace
-  Housing
-  Redevelopment
-  Structure Planting / Landscaping



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