

# SETTLEMENT PROFILE

## WESTRUTHER

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

### DESCRIPTION

Westruther is located in Berwickshire, 11 miles to the west of Duns. According to the 2001 Census the population was 60. The village is located outwith the 3 Strategic Development Areas (SDA) as identified by the SESplan.

### PLACE MAKING CONSIDERATIONS

Westruther is a small village located in the shadow of the Lammermuir Hills, set within rolling arable and pastoral fields. Westruther is primarily residential and there is older row housing to modern detached housing evident. There are two B-listed buildings in Westruther.

In this Local Development Plan (LDP) period proposed development is better sited elsewhere. Westruther has experienced recent housing development and some plots remain at both Kirkpark and East of Kirkpark.

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this LDP is to the north of the settlement at Edgar Road.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy H1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

The Director of Education and Lifelong Learning has advised that there are severe capacity issues at Westruther Primary School. A contribution towards Earlston 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.

With regards to Waste Water Treatment Works and Water Treatment Works, Westruther currently has sufficient capacity.

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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|
| AWESR005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | East of Kirkpark | 0.6            | 5                        |
| Site Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                |                          |
| <ul style="list-style-type: none"> <li>• Vehicular and pedestrian access from the B6456</li> <li>• Pedestrian/cycle access required from the village through the Kirkpark development</li> <li>• Retention of trees on western boundary of site</li> <li>• Ecological survey of woodland and appropriate mitigation</li> <li>• Further assessment of the creation of a village green/open space</li> <li>• Contributions for Earlston High School and Westruther Primary School</li> <li>• Additional boundary screen planting on south-western edge.</li> </ul> |                  |                |                          |

### KEY GREENSPACE

| SITE REFERENCE | SITE NAME            | SITE SIZE (HA) |
|----------------|----------------------|----------------|
| GSWESR001      | Westruther Play Area | 0.04           |

Scottish Borders Council  
Local Development Plan 2016  
**Westruther**



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



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