

SETTLEMENT PROFILE

YARROWFORD

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

DESCRIPTION

Yarrowford is located just west of the Central Strategic Development Area as identified in the SESplan. The 2001 Census population was 77.

PLACE MAKING CONSIDERATIONS

The settlement is situated in the upland valley of the Yarrow and is bound to the west by the Hangingshaw Garden and Designed Landscape. The Yarrow Water is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Tweed, Ettrick and Yarrow Confluences Special Landscape Area surrounds the boundaries of the settlement.

The character of Yarrowford is established by its countryside setting and two clusters of development, one to the south of Broadmeadows House and the other at Minchmoor Road.

The development boundary has been amended to include an area of land to the south east of the village.

No additional areas for future growth have been identified in this Local Development Plan given difficulties of access and flooding.

Development adjacent to the Gruntly Burn or Yarrow Water will be resisted where there is a flood risk. Development to the west will be resisted where it would adversely affect the Hangingshaw Garden and Designed Landscape. Development to the east will be resisted where it will have a significant adverse impact on the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.

There is one area, to the north of Minchmoor Road, identified as a key greenspace.

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 Project (See Policy IS3).

With regards to Water and Waste Water Treatment Works, Yarrowford has limited capacity. Contributions may be required where upgrades are necessary.

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
EY5B	Minchmoor Road East	0.2	5
Site Requirements			
<ul style="list-style-type: none"> The site is located within 1:200 flood risk area. A Flood Risk Assessment will be required Structure planting/hedges required on the northern, eastern and southern boundaries. Existing planting on western boundary to be retained where possible Improvements required to road and junction onto the A708 Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/ Sites of Special Scientific Interest. 			

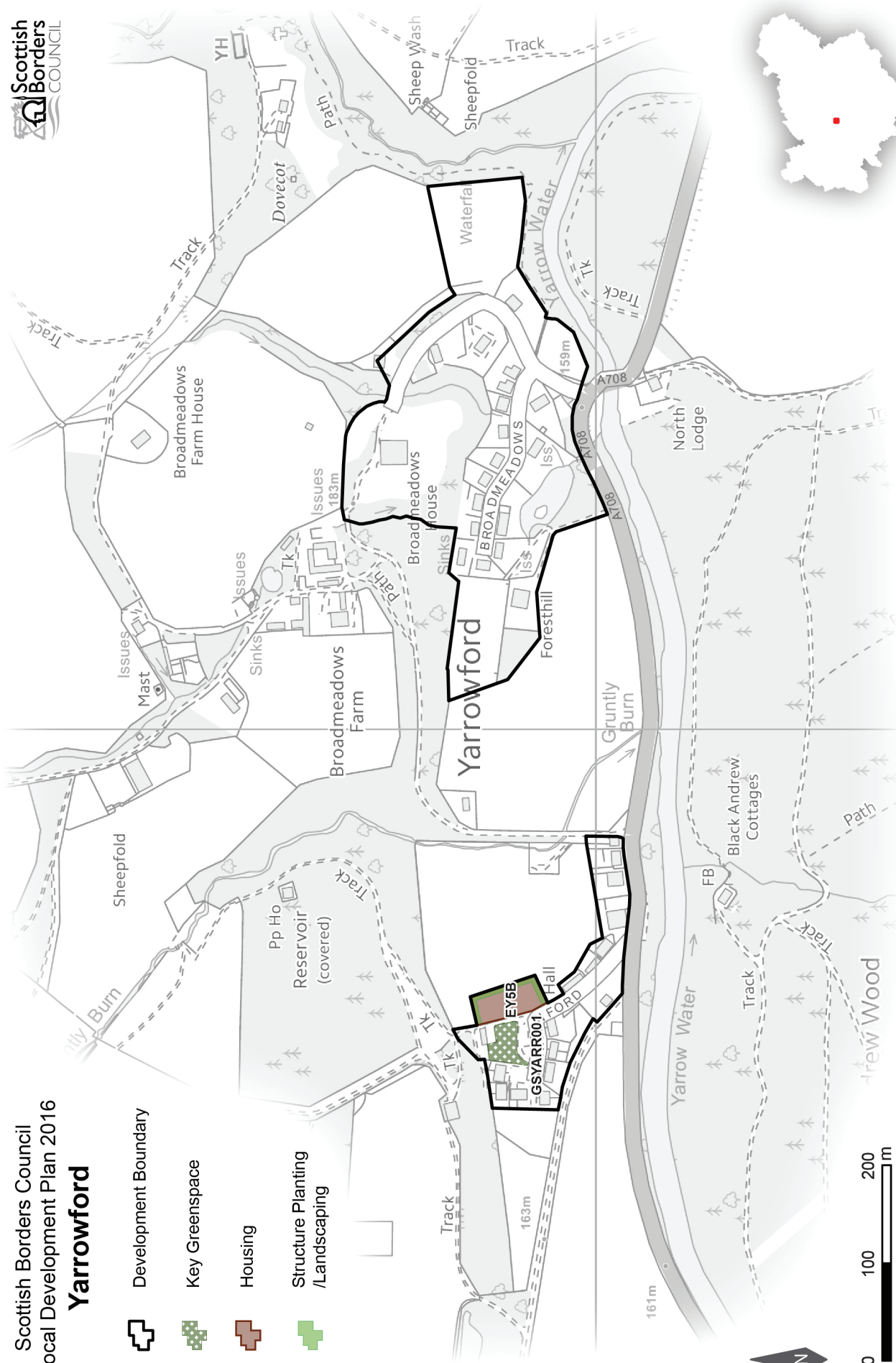
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYARR001	Minchmoor Road	0.1

Scottish Borders Council
Local Development Plan 2016
Yarrowford



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



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