

SETTLEMENT PROFILE

YETHOLM

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

DESCRIPTION

Although a single settlement, Yetholm is made up of two distinct parts – Town Yetholm and Kirk Yetholm. Yetholm is located outwith the Strategic Development Areas as defined in the Strategic Development Plan and sits within the Central Housing Market Area. The population of Town Yetholm is 469 whilst the population of Kirk Yetholm is 137 based on the 2001 Census.

PLACE MAKING CONSIDERATIONS

The settlement of Yetholm has a defined and special character not only because it is made up of two distinct parts but also because of its setting. The Haugh and the course of the Bowmont Water that separates Town Yetholm from Kirk Yetholm play a great role in connecting the two parts together.

The Conservation Area of Yetholm has many special characteristics that are not found in many other locations even outwith the Borders. The most important features of the Yetholm Conservation Area are its historic layout with both Town Yetholm and Kirk Yetholm with their own green, along with its attractive rural setting. Properties are mainly two storeys in height though one and a half storey properties do exist in Kirk Yetholm. As the layout of Yetholm is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the Parish Church, Blunty's Mill, and the Old Border Inn all in Kirk Yetholm; and in Town Yetholm the War Memorial and the Wauchope Monument and the listed "Thatched Cottage" on the High Street.

Yetholm benefits from many views within and out of the settlement. The surrounding landscape is gently rolling and around the settlement itself there are few tree belts of significant size. The most important of the tree belts frame the eastern and western edges of the Haugh Land.

The Plan provides two housing allocations; both are located to the east of Town Yetholm at Deanfield Court and Morebattle Road.

There are no areas for longer term expansion in Yetholm. Development within the Haugh between Town and Kirk Yetholm will be resisted.

The key greenspaces within Yetholm provide an important recreational area for the community and will be protected.

INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

The accommodation and facilities at Kelso High School have been identified as being unsuitable for future use particularly when the areas for longer term development are taken onto account. It has been agreed to build a new, modern school nearby the current site. The new school is due to open in 2016. In accordance with developer contribution policy, a contribution towards the additional facilities at the new Kelso High School will be sought, to recoup the capital invested by the Council.

With regards to Waste Water Treatment Works, Yetholm 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 and Planning/Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RY1B	Deanfield Court	0.6	7
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Deanfield Court, although this should be discussed with the Council's Roads Planning Team • Existing trees are to be retained along the northern site boundary to protect the residential amenity of Yetholm Hall • Screening may be required along part of the southern and western site boundary to screen the site from existing commercial uses along Deanfield Court. A management scheme for planting is also required • A pedestrian linkage to the village centre would be required • Existing stone wall along the eastern boundary to be retained if possible to maintain a defined settlement edge • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. 			
RY4B	Morebattle Road	1.2	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Woodbank Road • Structure planting is required to the southern and western site boundaries to provide setting for the development and to reinforce the settlement edge. A management scheme for planting is also required • The existing hedges and trees within the site should be conserved and enhanced wherever possible • Pedestrian linkages to the village centre required via Woodbank Road or Cheviot Road. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYETH001	Town Yetholm Recreational Ground	2.5
GSYETH002	Kirk Yetholm Greens	0.5
GSYETH003	Kirk Yetholm Allotments	0.1
GSYETH004	Town Yetholm Allotments	0.6
GSYETH005	Town Yetholm Greens	0.3

