



2020

# SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN



VOL2SETTLEMENTS

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## PROPOSED LOCAL DEVELOPMENT PLAN 2020

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## SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

# 10. SETTLEMENT PROFILES AND MAPS

- 10.1 Volume 2 of the Proposed Local Development Plan (LDP) identifies profiles for all settlements across the Scottish Borders. At the beginning of each settlement profile symbols confirm the estimated population (taken from the 2011 census), Housing Market Area (HMA) and Locality Area which the settlement falls within.
- 10.2 The HMA references confirm which area each settlement falls within. This helps identify where more housing land requires to be allocated taking account of market interest, housing land supply and take up.
- 10.3 A series of five Area Partnerships have been set up across the Region. These have produced Locality Plans which build on the Council's Community Plan. The Locality Plans set out priorities for improving their respective areas over the next 5 years, the actions to be carried out and the commitment to work in partnership and use shared resources in the most effective way to reduce inequality. The findings of the Locality Plans are highlighted where relevant within the LDP.
- 10.4 The introductory text makes reference to placemaking considerations and where possible reference is made to any preferred areas for future expansion, key infrastructure considerations and any changing context for the development of the settlement.
- 10.5 The settlement maps identify a range of land use allocations and designations. This includes a development boundary and where relevant they identify sites for a range of uses including; housing, mixed use, business and industrial, key greenspaces to be protected, redevelopment opportunities, conservation areas and sites for longer term development. The longer term proposals are not formal allocations and may be considered for inclusion in a future Plan subject to more detailed masterplanning work. Some may be considered for bringing forward in the event of accelerated housing land development during the Plan period resulting in a housing land supply shortfall. This would be on the condition that any identified infrastructure constraint could be satisfactorily resolved.

- 10.6 Site requirements are listed for each development allocation which identify matters to be addressed at the planning application stage. Each site allocated for housing has an indicative capacity figure suggesting the number of housing units the site could accommodate. This broad figure takes account of matters such as the site area of the allocation and the densities of existing surrounding housing. However, planning applications can be submitted for schemes which, for example, may incorporate smaller units which in turn can increase the number of units on the site. This in itself does not necessarily mean the proposal could not be supported so long as other key considerations are addressed. For example, consideration must be given to the design quality of the proposal and ensuring infrastructure can accommodate any proposed extra units. Consequently the site capacity stated is indicative only and should not be taken as a definitive maximum number of units a site could accommodate.
- 10.7 For allocated mixed use sites there is a need to ensure that the proposed uses are delivered and therefore in the case of sites which include, for example, a business use element, an area of land is specifically identified for this use and cross referenced within the listed site requirements. In order to ensure the identified mixed uses are delivered, this would be addressed via the Development Contributions policy, for example, infrastructure provision.
- 10.8 In some instances site requirements identify landscaping on the maps which will be a requirement for the satisfactory implementation of the development use. These landscape areas are of an indicative scale only and will be confirmed once specific details of the proposal are submitted at the planning application stage.
- 10.9 The development of sites requires to address infrastructure issues. This can be a process with changing circumstances as infrastructure can be upgraded or reach capacity over a period of time and therefore text within the settlement profiles can be out of date within the Plan period.
- 10.10 In terms of water and drainage infrastructure, it is recommended that any potential developer contacts Scottish Water and SEPA at an early stage to ascertain any capacity issues or upgrades to be carried out in order to satisfactorily develop the site. This would include, for example matters relating to foul water disposal.
- 10.11 There may be a development contribution required to ensure that any additional burden of existing services is addressed. This could relate to a range of subjects including primary and secondary school provision. The Supplementary Planning Guidance on Developer Contributions is updated annually and can be viewed on the Council's website.

# SETTLEMENT PROFILE

## ALLANTON

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
114



### PLACEMAKING CONSIDERATIONS

Allanton is located above the riverbanks of the Blackadder Water and Whiteadder Water which meet just north of the village. The character of Allanton is largely defined by the fact that it developed as an estate village of Blackadder House; splay fronted lodges display the old entrance and the village has developed around them in a linear fashion along the road.

The Conservation Area has distinctive characteristics and their retention is important when considering alterations. The uniformity resulting from use of local whin and sandstone for buildings and boundary walls, and natural slate for roofs is important.

### PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north and west is constrained by flood risk and the River Tweed Special Area of Conservation. Other potential constraints for village expansion are the surrounding prime agricultural land, the belt of ancient woodland to the west and the lack of services within the village.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

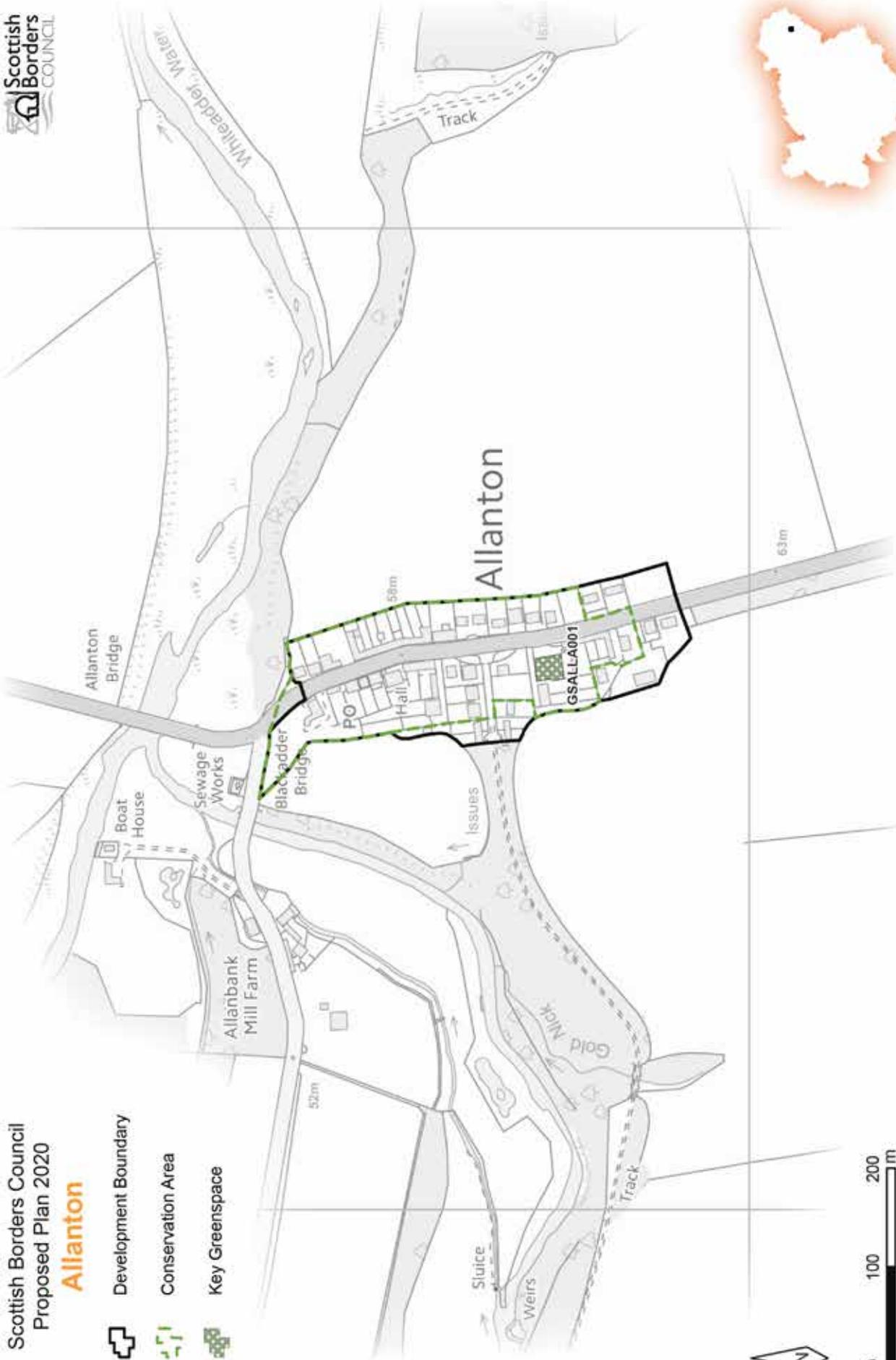
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSALLA001	Allanton Play Area	0.1

Scottish Borders Council  
Proposed Plan 2020

Allanton

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# SETTLEMENT PROFILE

## ANCRUM

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot



POPULATION  
448



### PLACEMAKING CONSIDERATIONS

Ancrum is contained by a bend of the Ale Water - part of the River Tweed Special Area of Conservation and a wildlife site of international importance - from which its name is derived. The Teviot Valleys Special Landscape Area surrounds the boundaries of the village. The historic core of Ancrum is characterised by its triangular centre set around a raised tree-lined village green. This part of the village is designated as a Conservation Area, and includes a group of caves on the south bank of the river. These may have been used as early as the middle of the 16th century.

The properties surrounding the historic green are mainly one and a half or two storeys in height. Of particular note are the 16th century Market Cross (a Scheduled Monument), the War Memorial, the Cross Keys Public Bar and the Parish Church. Most properties are constructed of traditional materials - predominantly sandstone, whinstone and harling walls, and slate roofs. Architectural detailing includes continuous cills at upper floors, sash and case windows, and stone cills, jambs and lintels around window and door openings. New development or alterations should respect the individual buildings and Conservation Area and designs should take account of traditional features.

Development outside the Conservation Area is mainly of semi-detached rendered houses, with the most recent expansion taking place at Myrescroft on the southern edge of the village.

The village green is identified as a key greenspace along with ground adjacent to the Church.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the south west of Ancrum. Development to the north, north-west and east of the settlement will be resisted. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

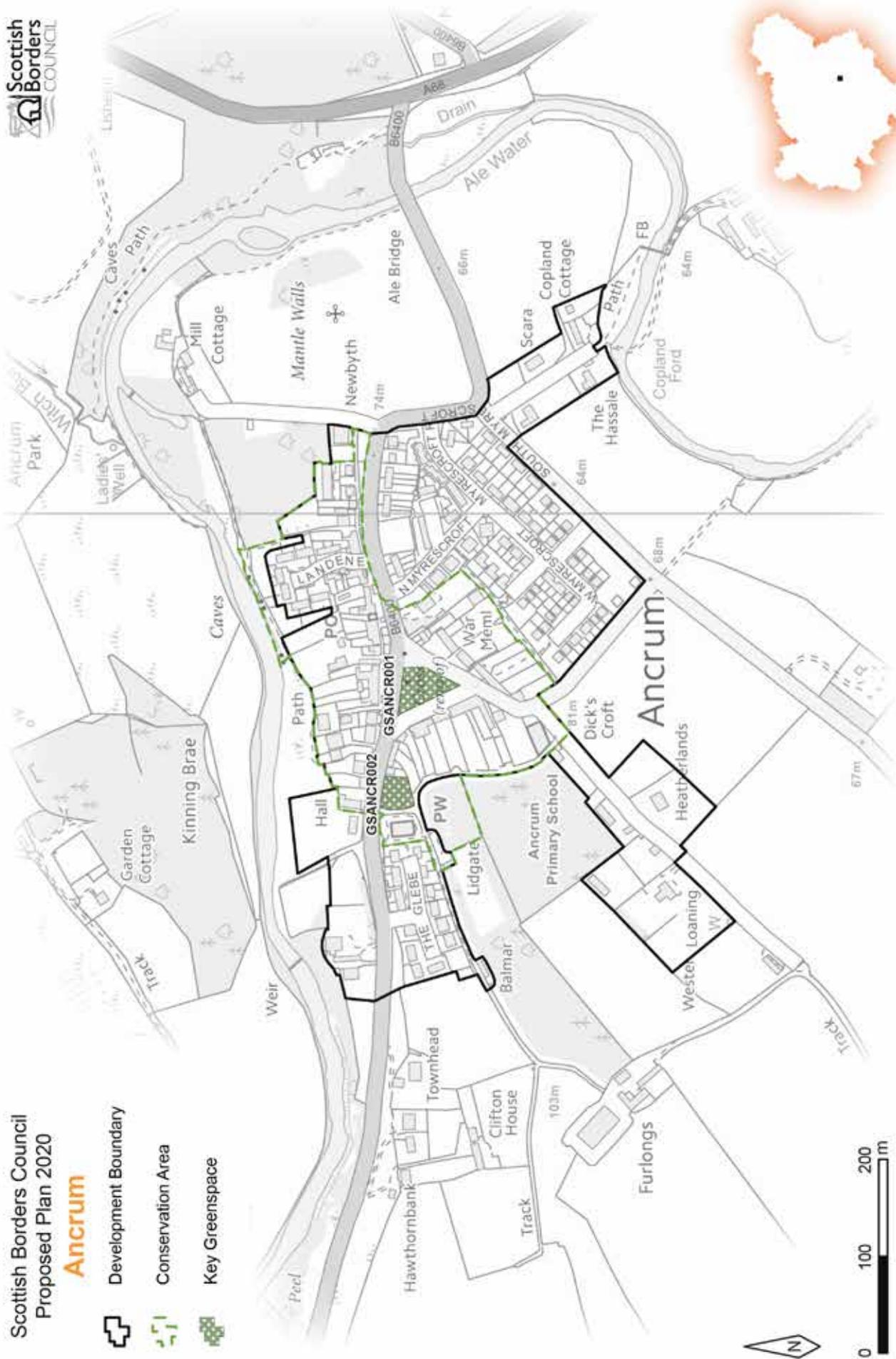
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSANCR001	Ancrum Village	0.2
GSANCR002	South Myre Street	0.1

**Ancrum**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# SETTLEMENT PROFILE

## ASHKIRK

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
139



### PLACEMAKING CONSIDERATIONS

Ashkirk comprises two clusters of buildings separated by open farmland; one beside the A7 and the other around the church, including the mansion houses of the Woll and Ashkirk House. Separation between the two parts of the settlement is important to maintain their distinct identities. The Ale Water, which lies to the south of the settlement, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Ashkirk is established by its setting in the wooded upland fringe valley of the Ale Water.

There is one area, at the Church, identified as key greenspace.

There are some opportunities for small scale infill development within the development boundary.

### KEY INFRASTRUCTURE CONSIDERATIONS

Development at risk of flooding from the Ale Water will be resisted.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

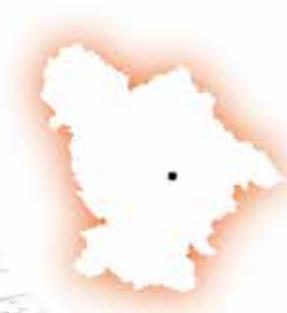
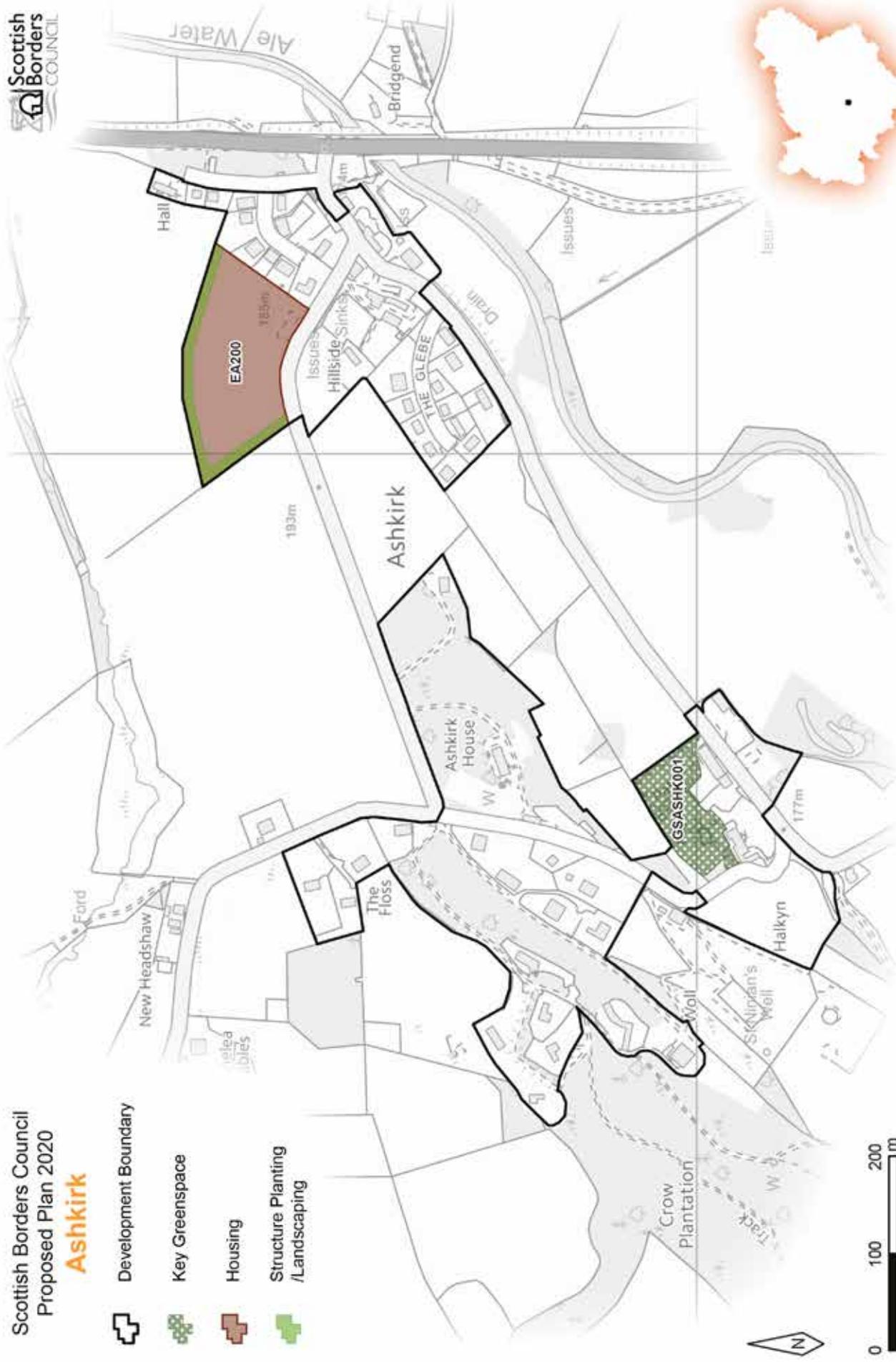
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	SITE CAPACITY
EA200	Cransfield	2.0	12
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access from the minor road to the south of the site with the requirement for visibility improvements</li> <li>• Pedestrian link to be provided from site to village</li> <li>• Structural landscaping along the northern and western perimeter</li> <li>• Retain hedge along road frontage where possible and enhance landscape through planting of small trees</li> <li>• The design and layout of the new buildings should also take advantage of the southerly aspect of the site to make best use of the microclimate to reduce energy usage.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSASHK001	Ashkirk Church	0.7

**Ashkirk**

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



# SETTLEMENT PROFILE

## AYTON

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
535



### PLACEMAKING CONSIDERATIONS

The setting of Ayton is characterised by its position within the lower Eye Water coastal valley, with the river running from the south west of the settlement. The designed landscape of Ayton Castle is a significant influence on the urban fabric. The Castle is not directly evident from the town however the planting associated with the designed landscape can be seen on its eastern edge. Ayton has developed westwards, away from the grounds of the Castle, along the High Street, and modern housing development has been built off this road and along Beanburn.

The Ayton Conservation Area is made up of historic properties on the High Street, Beanburn, Tower Road and part of The Crofts. A range of different building types can be found including detached villa style properties and properties built in rows. Any alterations or new development within the Conservation Area should seek to respect individual buildings and the wider character.

There are three housing allocations within Ayton, the most recent allocation (AAYT0004) was brought forward as part of the Housing SG.

### PREFERRED AREAS FOR FUTURE EXPANSION

Ayton Castle Garden and Designed Landscape will be protected from development which constrains building to the east of Ayton. The preferred location for future development is to the north west of the settlement on the south side of the B6355. Ayton is surrounded by prime agricultural land.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AAYT0003	Lawfield	1.3	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access from housing allocation AY1A to the south east</li> <li>• Provide a pedestrian/cycle link to Lawfield Drive/Primary School</li> <li>• Leave the possibility for future road links to land to the north west</li> <li>• Structure planting/landscaping should be provided to the north and west, to reinforce the settlement boundary and safeguard the amenity of adjacent houses</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeological evaluation and mitigation required as the site is in an archaeologically sensitive area</li> <li>• Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			
AY1A	Beanburn	1.5	24
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access to be taken from Beanburn, extending the existing access</li> <li>• Provide a pedestrian/cycle link to the Primary School</li> <li>• Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended, particularly at the south western boundary</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• Respect the residential amenity of properties already on the site.</li> </ul>			
AAYT0004	Land North of High Street	0.7	6
Site Requirements			
<ul style="list-style-type: none"> <li>• The adjacent watercourse should be taken into consideration in the detailed design of the site</li> <li>• Protection of boundary features (hedgerows and trees) where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Respect the amenity of existing neighbouring properties.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSAYT0001	Ayton Playing Field	0.9

**Ayton**

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



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# SETTLEMENT PROFILE

## BIRGHAM

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
285



### PLACEMAKING CONSIDERATIONS

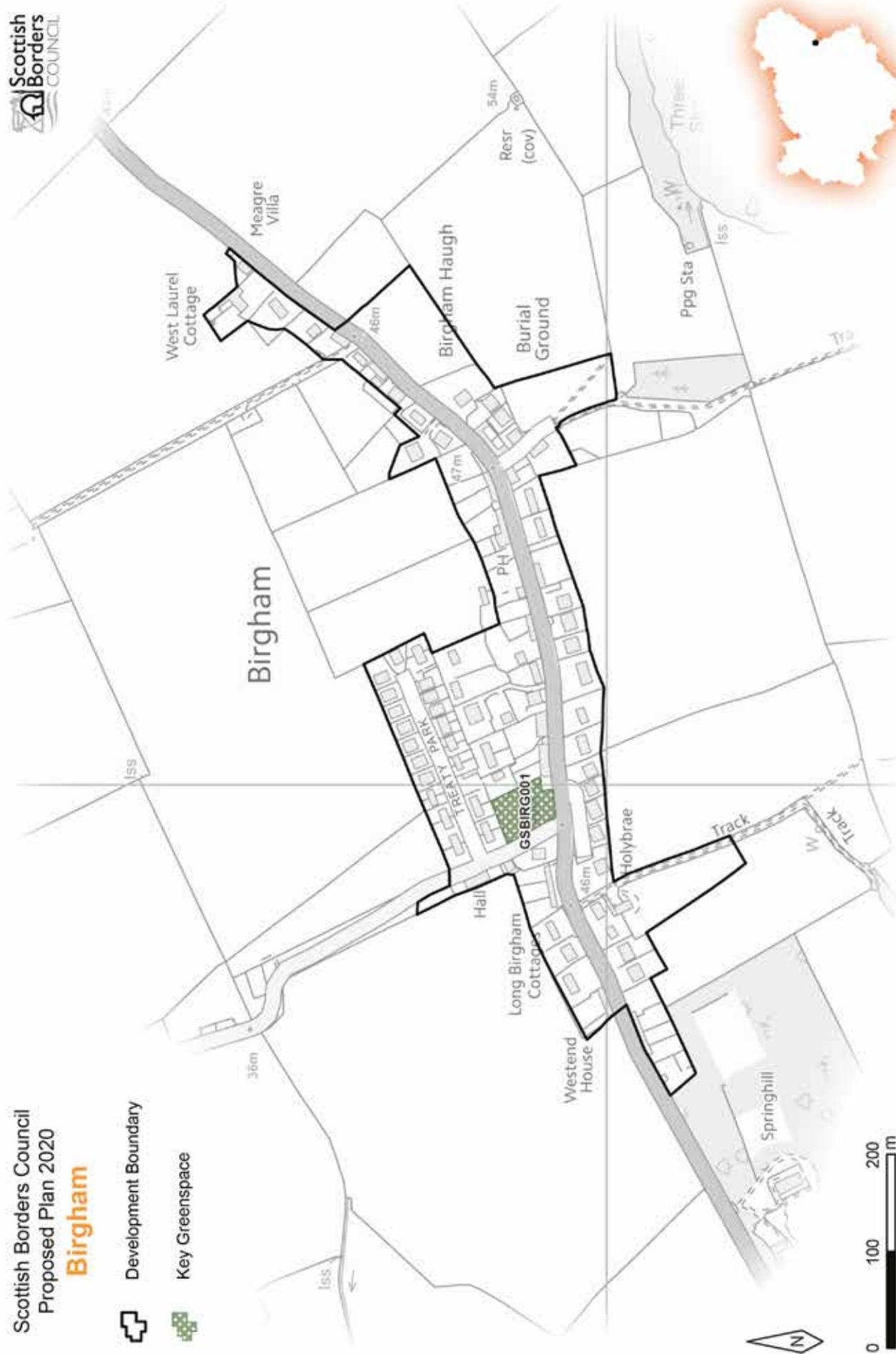
Birgham is situated within the lowlands associated with the River Tweed which flows to the south of the settlement. The village follows a largely linear form along the A698, with modern housing built at Treaty Park to the north. There has been recent housing development to the east of the village, including on the previously allocated site (ABIRG003). This site has consequently been removed from the Plan. The land surrounding Birgham is relatively flat, characterised by arable and pastoral fields, while the land slopes down to the River Tweed.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBIRG001	Birgham Playing Field	0.3

-  Development Boundary
-  Key Greenspace



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# SETTLEMENT PROFILE

## BLYTH BRIDGE

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
145



### PLACEMAKING CONSIDERATIONS

The village has expanded significantly over the past thirty years or so with the majority of properties in the village being built within that period. The original village was based around the Kirk and the Mill next to the river crossing and to the north at Blyth Farm. New development has filled in between these two areas. The most attractive feature of the village is the area around the category 'B' listed Old Mill.

The village lies at the bridging point of the Tarth Water, is south west facing, and is open to views particularly when approaching from the south west. Blyth Bridge lies on the lower slopes of the Drochill Hill range to the east and in the valley that this creates with the lower lying hill ranges on the east and north around Blyth Moor. To the south lies the Lochurd Hills beyond Kirkurd.

The area of open space to the east of the A701 provides an important setting to the village and will be protected from development.

The play park has been identified as a Key Greenspace within the Plan and will receive protection under Policy EP11 Protection of Greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

It is considered that the village is not suited to large scale development.

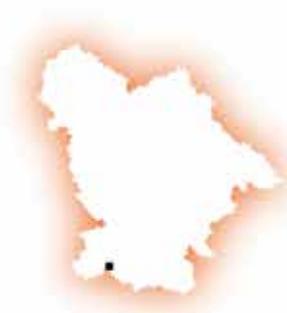
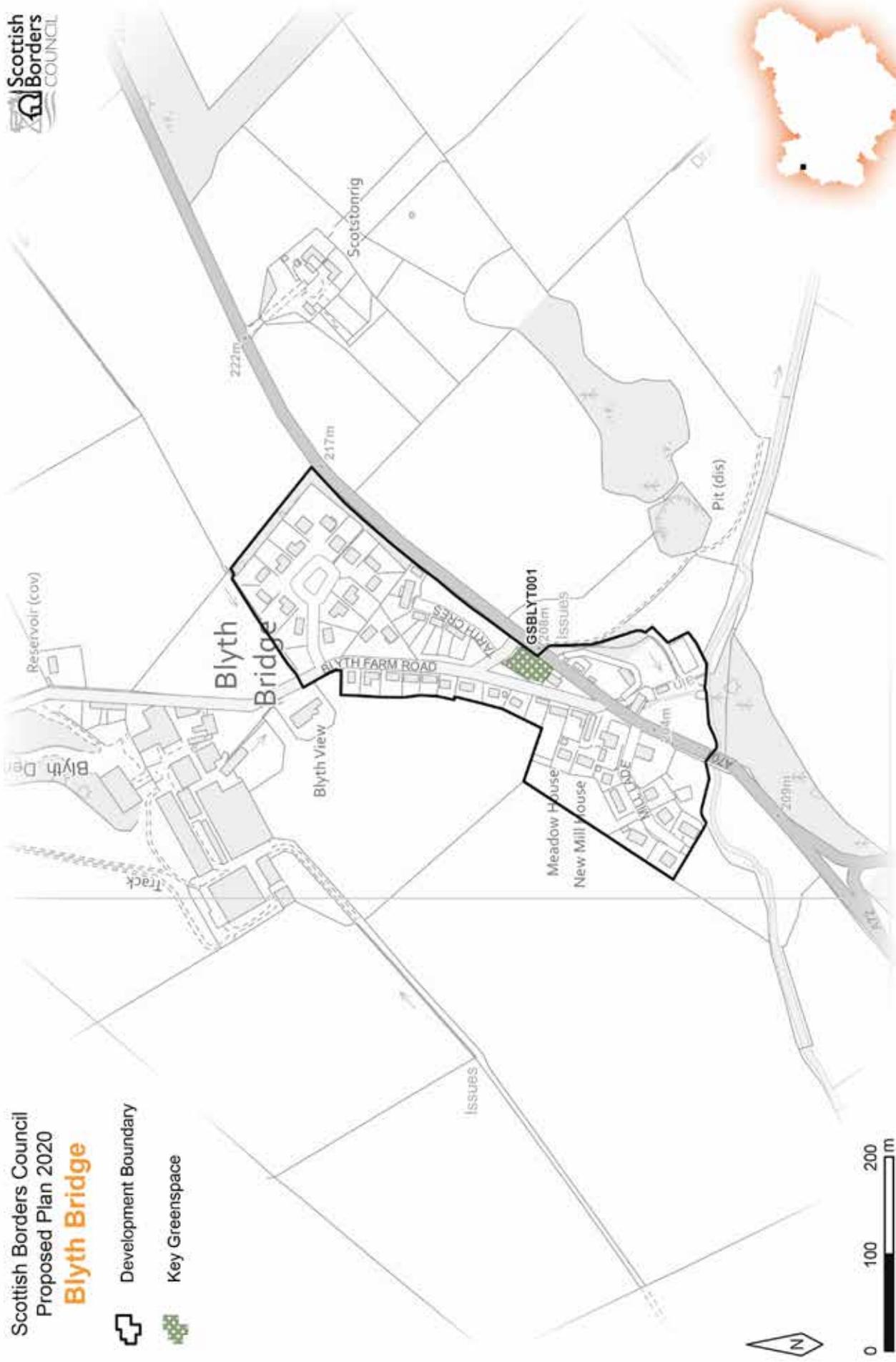
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBLYT001	Play Area	0.1

**Blyth Bridge**

-  Development Boundary
-  Key Greenspace



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# SETTLEMENT PROFILE

## BONCHESTER BRIDGE

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot and Liddesdale



POPULATION  
207



### PLACEMAKING CONSIDERATIONS

The Teviot Valleys Special Landscape Area is located to the north and east of the village.

The settlement developed around the bridge crossing of the Rule Water, close to its confluence with Hob's Burn - a minor tributary from the west. It is here that the older, mainly stone buildings are found. The main expansion in recent years has taken place at the southern end of the village at Forest Road. The settlement contains a public house.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABONC003	Site opposite Memorial Hall	1.2	8
Site Requirements			
<ul style="list-style-type: none"> <li>Exclude steep slopes to west from developable area and plant with trees to create woodland landscape</li> <li>No development shall take place on the functional flood plain (small area in north west corner of site) or above existing culverts</li> <li>A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			



# SETTLEMENT PROFILE

## BOWDEN

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
294



### PLACEMAKING CONSIDERATIONS

The character of Bowden stems much from its physical context - a village set around its Green. The main focus of the Conservation Area is the distinct layout centred on the aforesaid Green, single to two-storey properties, near continuous rows and high quality materials and architectural detailing. The Conservation Area of Bowden includes almost all the village, Bowden Kirk, the Mill and the Manse.

Bowden is also located in a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The village Green is identified as a key greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

Given the sensitivity of the character and setting of Bowden, there is limited scope for future expansion.

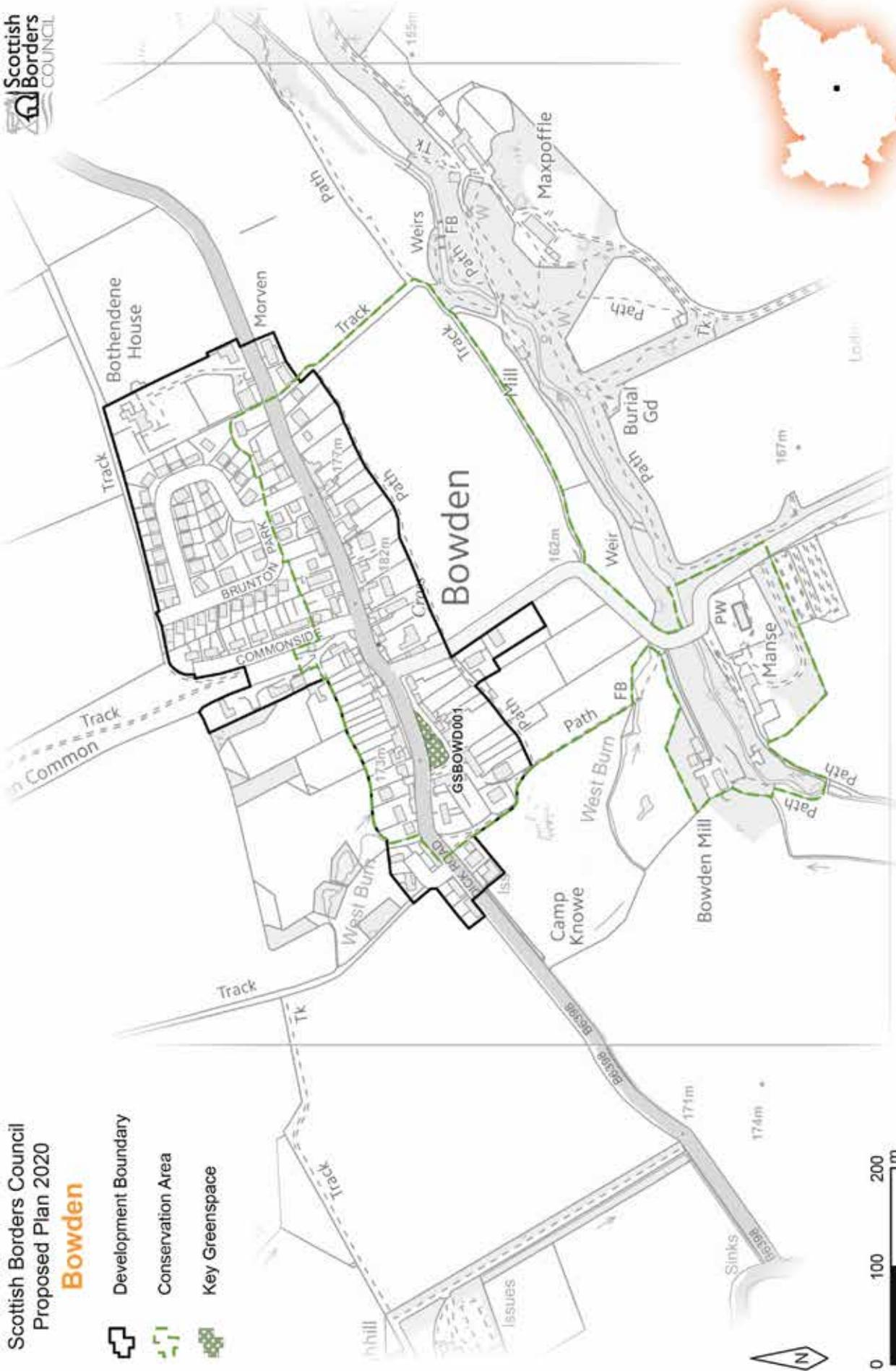
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBOWD001	The Green	0.1

## Bowden

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# SETTLEMENT PROFILE

## BROUGHTON

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
323



### PLACEMAKING CONSIDERATIONS

Broughton lies on the wide valley floor at the point where the Biggar Water and the Broughton Burn converge before issuing to the Tweed. The valley is framed by Trahenna Hill to the north east, Goseland Hill to the west and Whitslade Hill to the south. The north part of the village lies on lower lying slopes of Langlawhill. The village sits within the Upper Tweed National Scenic Area. The Borders Landscape Assessment describes the area as an “Upland Valley with Pastoral Floor” characterised by flat valley bottom pastures, strongly enclosed by steep valley side merging with heather and forest covered uplands.

The village lies on the A701 principal road and this provides the village with a direct route north to Edinburgh and south to Moffat. There are two separate parts to Broughton. The older part is known as ‘The Village’, constitutes a double line of cottages, mostly in local stone, on either side of the Moffat to Edinburgh road. The more recent part of Broughton lies to the south of the original village where the Broughton Burn joins the Biggar Water, heading towards Calzeat. Within ‘The Village’ where the properties are built tight to the back of the footpath and adjoin each other the settlement feels enclosed; whilst to the south of the settlement the properties tend to be set back from the footpath and are generally detached or semi-detached. It is also the south of the settlement that particularly benefits of the views of the surrounding landscape.

The Plan provides two housing allocations; both are located to the north east of the village. They are Dreva Road and Springwell Brae. Additionally, there is planning permission for a housing development on the western side of Dreva Road opposite the two housing allocations and the existing housing at Springwell Brae. The site extends up to the development boundary to the south of Elmsfield. The Plan also safeguards an established business and industrial site – Former Station Yard.

The playing fields to the north of the primary school provide an important recreational area for the community and will be protected.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans 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 SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond this Local Development Plan will be the area to the West of the A701 at Corstane adjoining the Biggar Road. The area for future growth indicated in this profile will require detailed assessment during the next appropriate Local Development Plan Review.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TB200	Dreva Road	2.4	10
Site Requirements			
<ul style="list-style-type: none"> <li>Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Broughton Burn</li> <li>Consideration should be given to the design of the overall site to take account of the National Scenic Area</li> <li>Vehicular access will be via the Dreva Road, upgrades will be required</li> <li>Consider the potential for any culvert removal and channel restoration.</li> </ul>			
TB10B	Springwell Brae	0.6	10
Site Requirements			
<ul style="list-style-type: none"> <li>Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>Consideration should be given to the design of the overall site to take account of the National Scenic Area</li> <li>Vehicular access to be achieved from Springwell Brae. Upgrades along the Dreva Road will also be required.</li> </ul>			

### BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL43	Former Station Yard	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>Existing landscape features to be retained</li> <li>The established pathways onsite to remain free from any built structure so to ensure access for pedestrians, horse riders or cyclists.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBROU001	School Playing Fields	2.2

-  Development Boundary
-  Key Greenspace
-  Housing
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## BURNMOUTH

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
265



### PLACEMAKING CONSIDERATIONS

Burnmouth is made up of a series of dispersed coastal settlements located on the rugged North Sea cliffs, with Partanhall, Lower Burnmouth, Cowdrait and Ross, all at sea level, and Upper Burnmouth located between the A1 and the east coast railway line. The settlement is originally based on the historic harbour set at the foot of a dramatic incline and the listed converted railway station house is located within the upper level. Other significant Listed Buildings include the post-war Council housing at the shore.

The coastline on which Burnmouth sits is part of the Berwickshire and North Northumberland Coast Special Area of Conservation and is also designated as part of the Berwickshire Coast Special Landscape Area. Any development in Burnmouth, particularly at the shore line, will need to take cognisance of the Local Development Plan (LDP) policies associated with these designations.

Burnmouth has one housing allocation located to the west of the settlement, which remains undeveloped.

### PREFERRED AREAS FOR FUTURE EXPANSION

The future growth of Burnmouth is constrained for a number of reasons including, potential impact upon the character and setting of the village, existing settlement pattern, surrounding prime agricultural land and the lack of services.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABURN003	Lyall Terrace II	0.9	10
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

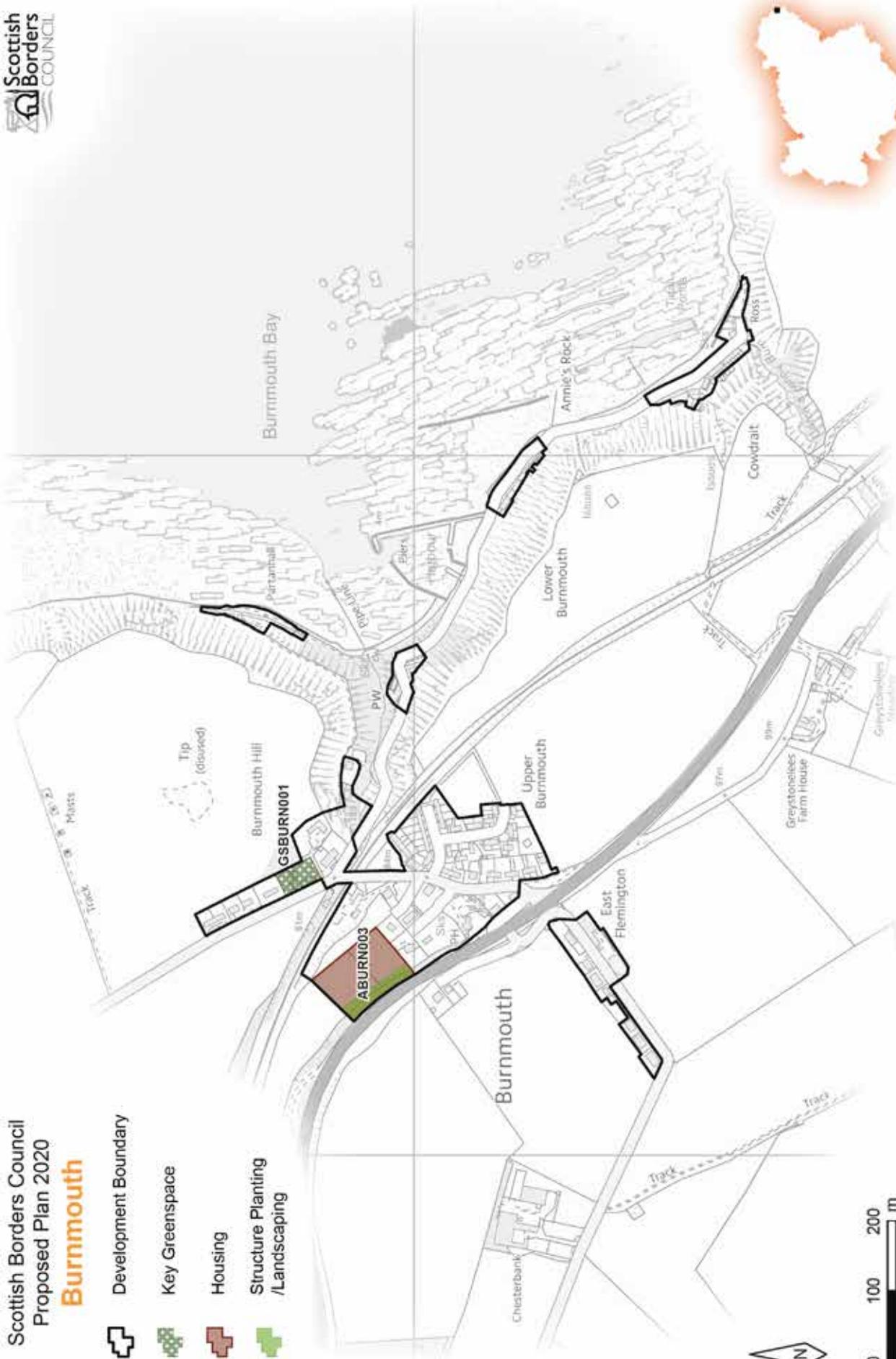
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBURN001	Burnmouth Hill	0.2

Scottish Borders Council  
Proposed Plan 2020

**Burnmouth**

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



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# SETTLEMENT PROFILE

## CARDRONA

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
883



### PLACEMAKING CONSIDERATIONS

Cardrona is unique in the Scottish Borders in that it was a master planned new village. The village lies within the River Tweed valley and straddles both sides of the river. The village lies to the southern side of the valley and benefits from a high degree of visual enclosure from the A72. The valley is formed by the Lee Pen, Kirk Law and Lee Burn Head along the northern side of the river and Wallace Hill to the south.

Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsburgh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising a hotel, golf course and village.

The village has been developed around a central village green, and is well connected with a footpath network that links the settlement through to the countryside. A landscape framework plan was developed as part of the master plan for the settlement, to take advantage of the existing plantations of coniferous woodland planted along the northern boundary of the site and that which had self-seeded along the route of the former railway line. Additional planting has been put in along the golf course that surrounds the village and also along the southern boundary to the B7062.

The Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

Located outside the settlement, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike.

The Plan provides one mixed use allocation to the north west of the village. This site is identified for a mix of uses including commercial and employment.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Nether Horsburgh (SCARD002).

The Nether Horsburgh longer term mixed use area will be required to be subject to further assessment as part of the next Local Development Plan Review, and will require a Masterplan to ensure a coherent and holistic approach.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCARD006	North of Horsbrugh Bridge	1.9	25
<b>Site Requirements</b> <ul style="list-style-type: none"> <li>The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development</li> <li>A Flood Risk Assessment will be required to inform the development of the site</li> <li>Provision of structure planting will be required to enhance, enclose and shelter the site</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			

### POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

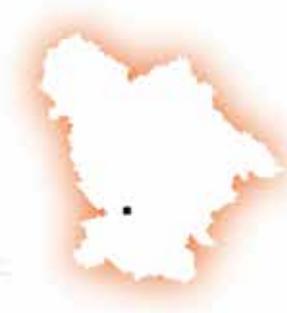
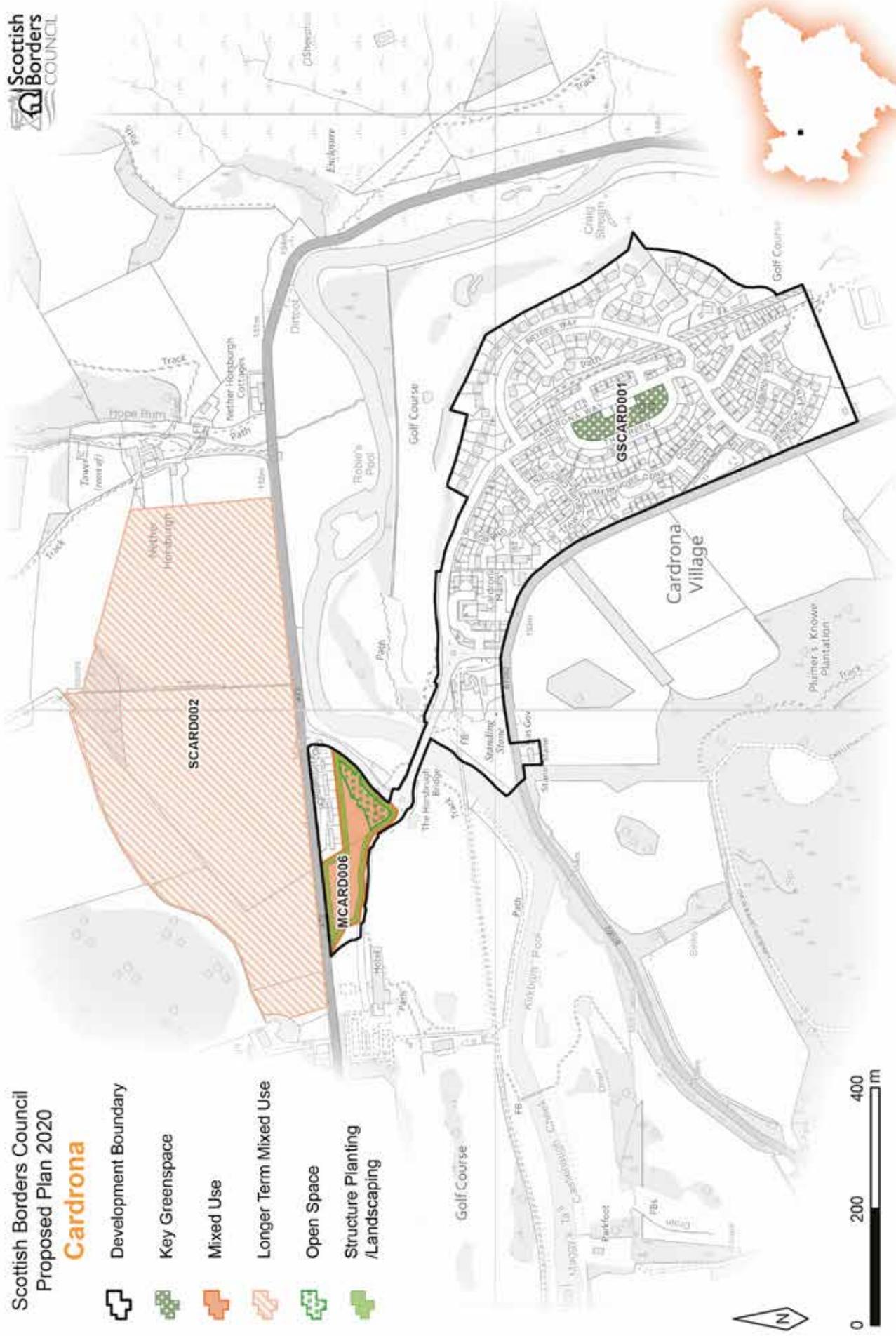
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCARD002	Land at Nether Horsburgh	23.8	TBC
<b>Site Requirements</b> <ul style="list-style-type: none"> <li>Flood Risk Assessment required, to assess the risk from the small watercourses which flow through and adjacent to the site, as well as the River Tweed. The small watercourses running through/ alongside the development should be safeguarded and enhanced as part of any development</li> <li>Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development. Additional water quality buffer strips may be recommended</li> <li>Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment or Water Impact Assessment is required</li> <li>The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised</li> <li>Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area)</li> <li>A masterplan to be prepared</li> <li>Transport Assessment is required for any development</li> <li>Consideration to re-routing part of the A72 through the site</li> <li>Protect existing boundary features, where possible</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Mitigation to ensure no significant effect on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>Detailed planting scheme required</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>The design and layout of the proposed development will require to take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument</li> <li>Archaeology investigation/mitigation required</li> <li>The site must accommodate an element of business land and a potential new primary school.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARD001	The Green	0.8

**Cardrona**

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Longer Term Mixed Use
-  Open Space
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## CARLOPS

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
156



### PLACEMAKING CONSIDERATIONS

Carlops lies to the east of the Pentland Hills on the North Esk. The settlement Carlops was founded in 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggarr Road. A significant feature of the Village is the remains of the former quarry, in other locations it would be seen as unsightly but here it is attractive in an unusual way.

Carlops is a linear village that possesses a distinct identity and virtually the entire village sits within the Conservation Area. The openness of the field to the front of Carlops Mains contrasts with the height of the former quarry and gives a sense of enclosure. The most important part of the Conservation Area is the rows of original cottages that have been little altered and are single storey with porches. Elsewhere in the settlement some properties rise to two storeys such as the Allan Ramsey Hotel and Carlops Mains. While the majority of properties front onto the A702, most of the cottages have some form of garden ground to the front. Beige sandstone, slate and harling are frequently used throughout. The majority of the cottages have simple vertical boarded doors. Details such as dry stone boundary walls, skews, stepped quoins, rybats and margins are features that are notable within Carlops and should be preserved.

The Plan does not propose any development proposals. The Village is subject to a high degree of protection, due to the high concentration of Listed properties and the extensive Conservation Area.

The greenspace to the front of Ramsay Cottages provides an attractive amenity space for the village and will therefore be protected.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARL001	Carlops Verge	0.03



# SETTLEMENT PROFILE

## CHESTERS

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot and Liddesdale



POPULATION  
156



### PLACEMAKING CONSIDERATIONS

The village is centred at the crossroads where the A6088 road is met by minor roads from Camptown and Jedburgh. A war memorial is located at the crossroads. The village has developed in a linear form, mainly eastwards along Chesters Brae (the Camptown road). The existing trees and hedges around the village add to its rural character. The area around the ruined churchyard, site of the former tower and former school is particularly attractive.

The village has a southerly aspect and sits in an agricultural upland landscape with impressive views of the Cheviot Hills to the south. The land slopes to the south towards Jed Water. The Teviot Valleys Special Landscape Area is located to the north of the settlement.

The cemetery is identified as a key greenspace.

The absence of local services, the topography of the settlement and its location outside the Strategic Development Area means that it does not lend itself to significant levels of development. An allocated housing site at Roundabout Farm has been removed from the Plan.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHES001	Cemetery	0.2

**Chesters**

 Development Boundary

 Key Greenspace



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# SETTLEMENT PROFILE

## CHIRNSIDE

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
1,459



### PLACEMAKING CONSIDERATIONS

Chirnside overlooks the Merse to the south and the Whiteadder Water flows from the north west down to the south east. The Parish Church is located to the south along the Kirkgate which heads northwards up-slope, with the buildings tight to the roadside. Main Street runs east to west at the upper side of the settlement. There has been large scale housing to the south west of the settlement and more recently housing along The Glebe.

Chirnside currently has housing, mixed use and business and industrial allocations which are not yet developed. The mixed use site (MCHIR001) provides the opportunity for new housing and a retail site close to the centre of the village which would support and enhance the current services available.

### PREFERRED AREAS FOR PROPOSED EXPANSION

Future development will not be considered to the south of the A6015. A potential constraint is the prime agricultural land surrounding Chirnside.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACHIR003	Crosshill	0.5	8
Site Requirements			
<ul style="list-style-type: none"> <li>• Main vehicular access to the site from Dominies Loan to the east. Improvements to the junction of Main Street/Dominies Loan and upgrades to the loan are required</li> <li>• Evaluation and mitigation of the potential archaeological interest of medieval structures is required</li> <li>• Structural planting/landscaping is required in the north and west of the site to screen the site, create a new settlement boundary and protect the amenity of adjacent residential areas</li> <li>• The long term maintenance of landscaped areas must be addressed.</li> <li>• Evaluate and mitigate flood risk from overland flow</li> <li>• Adjacent footpath should be protected.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL1	Southfield	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Ensure pedestrian access to the Kirkgate is maintained</li> <li>• Satisfactory planting to be carried out on northern, southern and eastern boundaries where required to safeguard residential amenity</li> <li>• Long term maintenance of landscaped areas must be addressed</li> <li>• Ensure vehicular access to A6105 is maintained.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL25	Berwick Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCHIR001	Comrades Park East	13.2	60
Site Requirements			
<ul style="list-style-type: none"> <li>• A mixed use site that incorporates 3 hectares for housing and 3 hectares for a retail opportunity close to the village centre</li> <li>• Provide pedestrian and cycle access to Main Street and protect adjacent paths</li> <li>• Create the main vehicular access from the road to the east and consider a minor access to the west.</li> <li>• Consider the potential for direct vehicular links to the Main Street and associated off street parking for Main Street properties</li> <li>• A substantial new woodland boundary to create a new natural development boundary and contain the site. It should have a footpath running through it that allows access to Comrades Park football ground</li> <li>• The large structure planting/landscaping on the northern part of the site is indicative only and the full extent of it will be considered in more detail at the planning application stage</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Design and layout should be sympathetic to the local character and take advantage of southern aspect for energy efficiency and solar gain.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHIR001	Comrades Park Football Ground	0.8

Scottish Borders Council  
Proposed Plan 2020  
**Chirside**

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



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# SETTLEMENT PROFILE

## CLINTMAINS

HOUSING MARKET AREA  
 Central



LOCALITY  
 Cheviot



POPULATION  
 N/A

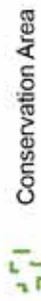


### PLACEMAKING CONSIDERATIONS

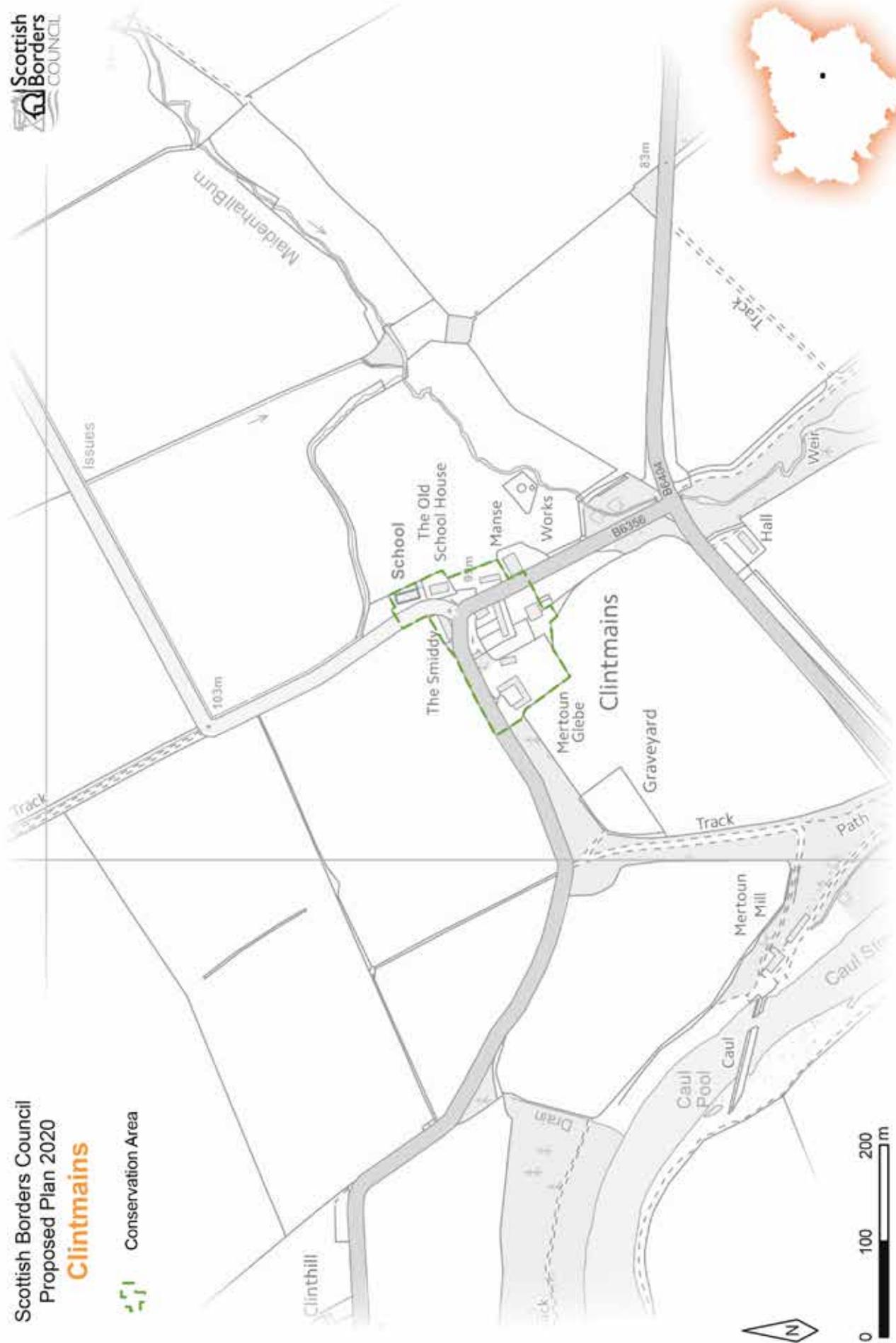
The Conservation Area of Clintmains covers the majority of the village. Its name stems from “the farm by the lake”. The village was originally built for the workers of Mertoun Estate – the property of the Duke of Sutherland.

A well-preserved village, Clintmains’ original estate layout is still intact with the Green providing a significant contribution to the amenity of the village. Properties range from single to two storeys in height. Building materials that are found within the Conservation Area are sandstone, harl and slate. Whinstone can also be found in parts. It is notable that within Clintmains, properties that have been harled tend to have sandstone margins around their openings, while those that are finished with stonework are complete with sandstone quoins and rybats. These details along with other architectural details such as sash and case windows (of various patterns), transom lights or integral door lights, all contribute significantly to the character and appearance of the Conservation Area.

**Clintmains**



Conservation Area



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# SETTLEMENT PROFILE

## CLOVENFORDS

HOUSING MARKET AREA  
Central



LOCALITY  
Tweeddale



POPULATION  
562



### PLACEMAKING CONSIDERATIONS

The settlement sits on undulating grasslands and is surrounded by rolling hills. The original settlement was clustered around the Clovenfords Hotel beside a bridging point over the Caddon Water.

The settlement is on the strategic public transport network. It has regular bus services between Edinburgh, Galashiels and Melrose. The settlement is within a ten minute drive time from the railway stations at Galashiels and Stow.

A Special Area of Conservation follows the Caddon Water through the western parts of the village; this requires special consideration in terms of development. The area around the Caddon Water is also under risk of flooding.

The Plan provides a housing allocation to the south of the village at Caddonhaugh and further west at Clovenfords West. There is one area, at Meigle Row, identified as a key greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred areas for future expansion beyond the period of this Local Development Plan will be the area to the north east of the settlement and also to the south of the recently developed housing at Meigle. The areas suggested for future growth are indicative only and will require further detailed assessment during the next review of the Local Development Plan.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

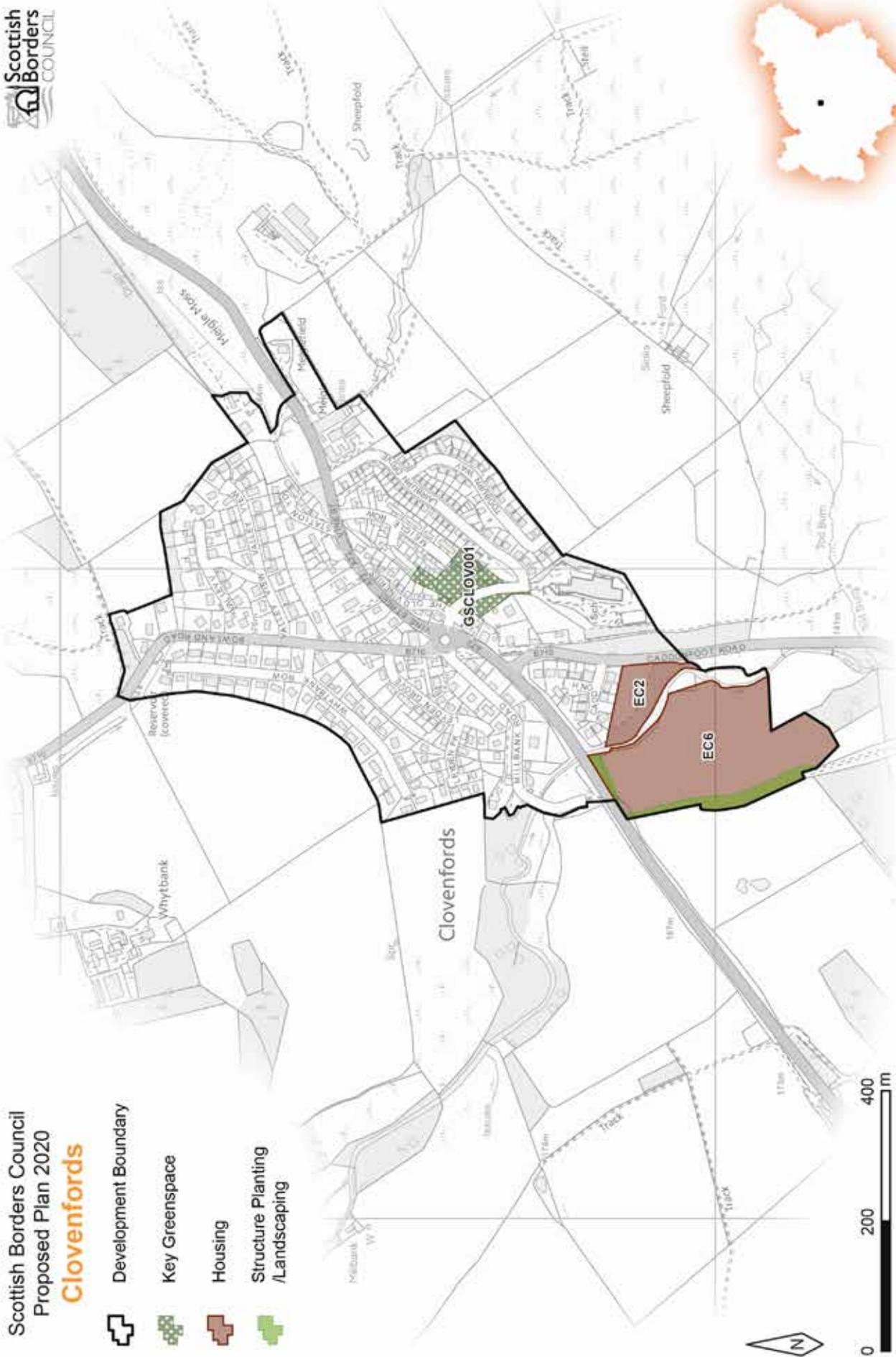
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EC2	Caddonhaugh	0.8	6
Site Requirements			
<ul style="list-style-type: none"> <li>• The site is located within a flood risk area. A Flood Risk Assessment will be required</li> <li>• Mitigation measures are required to prevent any impact upon the River Tweed Special Area of Conservation</li> <li>• Vehicular and pedestrian access from Caddonhaugh to the north</li> <li>• Site investigation and risk assessment of potential contamination</li> <li>• Existing trees to be retained and protected</li> <li>• The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage</li> <li>• Safeguard amenity of existing neighbouring residential properties</li> <li>• Ecological survey of the site.</li> </ul>			
EC6	Clovenfords West	4.9	60
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCLOV001	Clovenfords Green	0.7

## Clovenfords

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



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# SETTLEMENT PROFILE

## COCKBURNSPATH

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
434



### PLACEMAKING CONSIDERATIONS

Cockburnspath overlooks the North Sea and the Berwickshire Coast Special Landscape Area. The settlement has grown outward to the south-west from the market square and the old 'Mercat' cross. The village has developed on a south-west facing slope and as a result development off Hoprig Road, which winds through the village, is on different levels. In the last 20 years the settlement has expanded gradually northwards with a modern housing development at Toll View/Lady Hall.

The Conservation Area covers the historic core of the settlement and there are many distinctive townscape characteristics that provide a sense of place. Properties range from single storey outbuildings that line the east side of the Kirkyard, to storey and a half, and two storeys around The Square. The use of building materials, such as sandstone, harling, pantiles and slate, and architectural details such as transom lights, sash and case windows, and bay windows all add to the character. Any new development must aim to positively contribute to the Conservation Area.

Cockburnspath has two housing allocations which have yet to be developed.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are developed the preferred area for expansion would be between the development boundary and Pathhead House to the north. Development into open fields to the west and over the road to the east should be avoided to maintain the settlement form. This land is also designated as prime agricultural land. Expansion to the south would be impractical due to the operational mineral working and the topography. In addition, the restrictive road network within the village would adversely affect the potential for further development land in the immediate surrounds.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

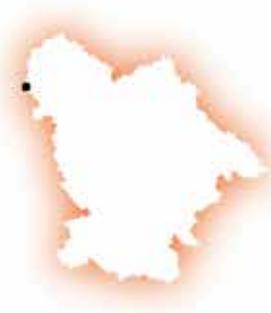
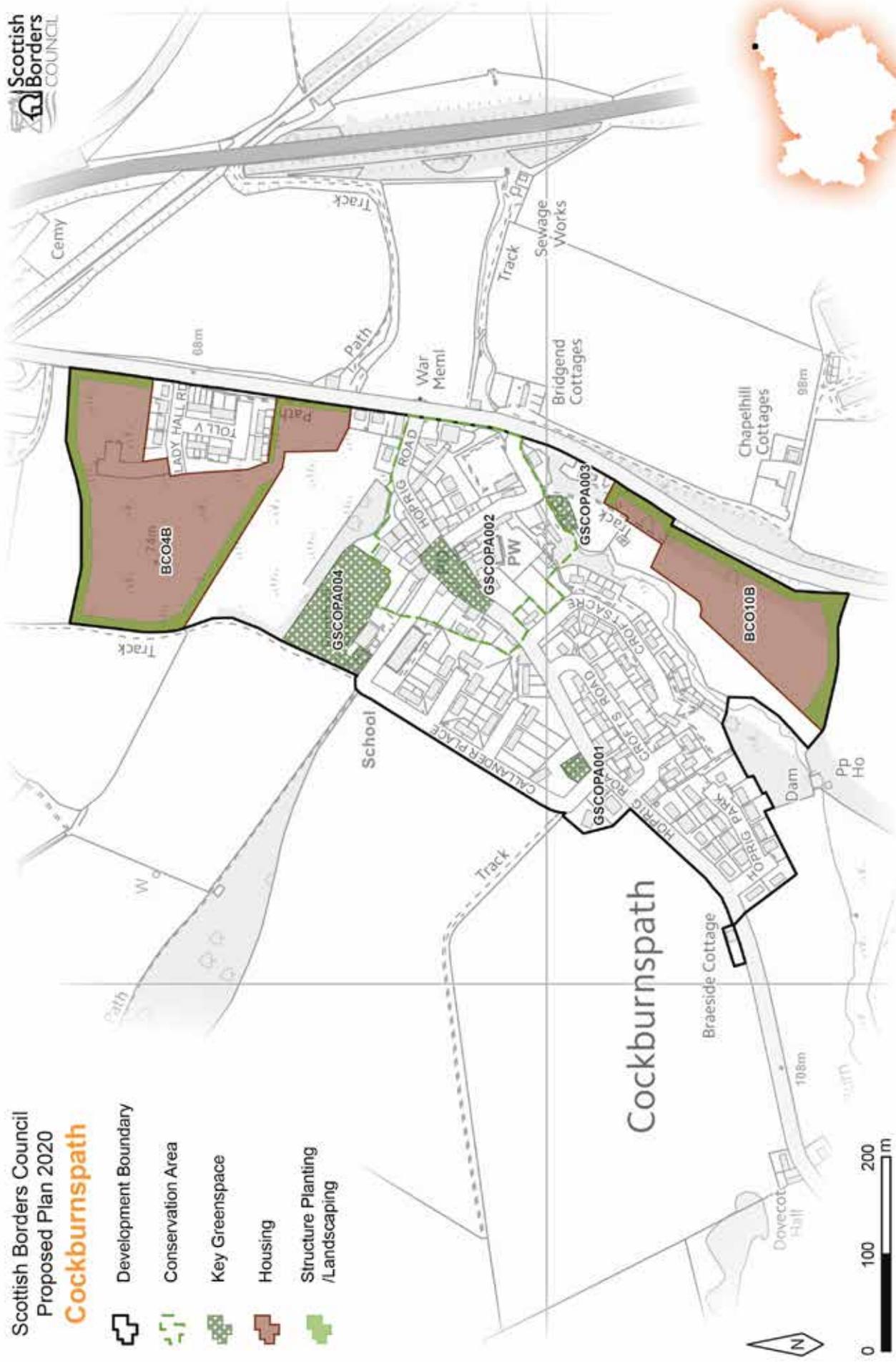
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BC04B	Dunglass Park	3.8	45
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Safeguard the existing right of way from Toll View onto the A1 access road and on the western edge of the site, leading into the village, and provide for pedestrian and cycle links through the site</li> <li>• Take vehicular access from the existing link off the A1 access road at Lady Hall Road, in line with Roads Planning advice</li> <li>• Explore the potential for extending the building line along the A1 access road at the southern part of the site</li> <li>• Safeguard the existing planting on eastern edge of the site; safeguard and extend the planting on the northern and southern edges; provide planting on the western edge of the site</li> <li>• Protect the amenity of existing residential properties</li> <li>• Take advantage of the long views and southerly aspect of the site.</li> </ul>			
BC010B	Burnwood	1.8	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Safeguard existing planting on the eastern boundary and provide planting along the southern boundary</li> <li>• Take advantage of the southerly aspect of the site</li> <li>• Maximise the potential of long views from the site</li> <li>• Provide for pedestrian and cycle links, and a minor vehicular access through to Croftsacre and on into the village</li> <li>• Vehicular access from the A1 access road that runs adjacent to the site, in line with advice from the Council's Roads Planning team</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOPA001	Church Hall	0.1
GSCOPA002	Cross	0.2
GSCOPA003	Allotments	0.1
GSCOPA004	Football Ground	0.8

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Proposed Plan 2020  
**Cockburnspath**

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



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# SETTLEMENT PROFILE

## COLDINGHAM

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
563



### PLACEMAKING CONSIDERATIONS

Coldingham takes in an attractive rolling landscape with narrow and deeply incised stream valleys. The settlement lies along the Berwickshire coastline, which is designated as a Special Landscape Area and covers the rocky coastline of the Borders. The Priory forms a significant element of the settlement along with the narrow winding streets and the burns that flow from west to east.

An important characteristic of Coldingham is the rise and fall, and twists and turns of the narrow streets and lanes of the Conservation Area. Properties range from single, one and a half, and two storeys in height. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. The use of building materials are important; sandstone, harling, pantiles and slate all help form the character. Architectural details such as transom lights, sash and case windows, margins and rybats also add to the sense of place. Any new development must aim to positively contribute to the existing character of the Conservation Area. The Priory is a Scheduled Monument and is located to the east of Coldingham.

There are two housing allocations within Coldingham which are yet to be developed.

### PROPOSED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion is the area to the west of Coldingham, on the north side of School Road. The road network would constrain development to the south of the town and development in other directions would be resisted due to the adverse impact on the character and setting of the village. A potential constraint is the surrounding prime agricultural land.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCL2B	Bogangreen	3.3	36
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
BCL12B	The Firs	0.7	10
Site Requirements			
<ul style="list-style-type: none"> <li>Consider an active frontage at the northern edge, onto the A1107</li> <li>Ensure vehicular access off the A1107 and take cognisance of existing junctions and 30mph speed limits</li> <li>Ensure intermittent planting along the southern and western edge of the site to provide a defined settlement boundary</li> <li>Protect existing planting along northern and eastern edge where appropriate</li> <li>Take advantage of long views from the site</li> <li>Maximise solar gain from the southerly aspect.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLH001	Priors Walk Rec	1.2



# SETTLEMENT PROFILE

## COLDSTREAM

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
1,946



### PLACEMAKING CONSIDERATIONS

Coldstream is located at the Border on the banks of the River Tweed. It is an important 'gateway' into the Borders. The Conservation Area encompasses much of the historic core, including High Street, Market Street and Duns Road. The High Street changes in level along its length. The shops are centred along the High Street and not the Market Square as would be seen in most other market towns. The buildings within the Conservation Area are predominantly two or three storey and building materials vary including; sandstone, harling, slate and brick chimneys. Architectural elements such as rybats, margins, quoins, skews and transom lights are notable. Any development must aim to respect the Conservation Area and take account of these important features.

Coldstream has developed northwards from the historic core, through housing and industrial estates. There has been recent housing development to the north west of Coldstream, while road infrastructure has been put in place within the allocated business and industrial site (BCOLD001) to the north east. This provides an opportunity for businesses to locate within Coldstream. The fringes are identified for further housing and business and industrial development.

The River Tweed Special Area of Conservation wraps around the settlement boundary to the south and east, while 'The Hirsell' Garden and Designed Landscape lies to the west of Coldstream. These contribute to the character and setting of the settlement.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations. The housing allocation (ACOLD011) was brought forward as part of the Housing SG, while the most recent housing allocation (ACOLD014) has been brought forward as part of the current LDP.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Maps (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## PREFERRED AREAS FOR FUTURE EXPANSION

The future expansion of Coldstream is constrained for the following reasons; 'The Hirsell' Garden and Designed Landscape sits to the west and the River Tweed floodplain lies to the south. The River Tweed provides a settlement edge to the east of Coldstream and there is a strong woodland tree belt along the south western edge, which contributes to providing a settlement edge on the southern side of Kelso Road. The River Tweed is designated as a Special Area of Conservation and any development proposals which could affect the designated site, would have to adhere to the requirements of LDP Policy EP1. The preferred area for expansion remains to the north of Coldstream and there is one longer term housing allocation identified for potential future development.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCS3A	Guards Road	0.3	7
Site Requirements			
<ul style="list-style-type: none"> <li>• Appropriate landscaping required within the site</li> <li>• Take vehicular and pedestrian access from Douglas Court</li> <li>• Ensure amenity of neighbouring residential properties is protected.</li> </ul>			
BCS5B	West Paddock	4.5	60
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
ACOLD004	South of West Paddock	1.5	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access from allocated housing site BCS5B to the north</li> <li>• Creation of structural planting/landscaping along eastern boundary to protect amenity of houses to the south east</li> <li>• Structural planting/landscaping along the southern boundary of the site to screen development from the Hirsell Garden and Designed Landscape and improve the boundary of the settlement</li> <li>• Plant the field south of the site as woodland to screen new and existing residential development from the Hirsell Garden and Designed Landscape, enhance the setting of the settlement and create a recreational amenity</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• High quality design paying tribute to the local character of Coldstream</li> <li>• Preference to form pedestrian link into woodland walk on adjoining land to west which links into core path 46</li> <li>• There are crop mark records in adjoining fields so it is likely that archaeological investigation would be required ahead of development.</li> </ul>			

ACOLD011	Hillview North 1 (Phase 1)	6.1	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD014)</li> <li>• Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required</li> <li>• Investigate the need for diversion of water main in the eastern part of adjacent site (SCOLD002)</li> <li>• Protection of boundary features (hedgerows and trees) where possible</li> <li>• Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south</li> <li>• Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the adjacent employment allocation (BCOLD001)</li> <li>• Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and (BCOLD001)</li> <li>• Vehicular access from Hill View, A6112 via site (BCOLD001) and a minor link from Priory Bank</li> <li>• Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</li> <li>• A Transport Assessment will be required</li> <li>• Ensure connectivity to future longer term housing sites and adjacent employment site (BCOLD001)</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Potential for on-site play provision.</li> </ul>			
ACOLD014	Hillview North (Phase 2)	6.5	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011)</li> <li>• Investigation of any potential flood risk within the site and mitigation where required</li> <li>• Protection of existing boundary features (hedgerows and trees), where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• New structure planting/landscaping should be planned, to improve the setting of the site and to establish a framework for delivery alongside (ACOLD011) to the south. This should include structure planting along the north, east and west boundaries, which would provide a settlement edge. Appropriate planting should be carried out along the northern part of the site to give adequate screening from the working farm to the north and the access to it. Existing shelter belts should be retained and enhanced with additional planting</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Provision of open space to serve the site and wider settlement, which could link into the wider habitat and active travel networks. Locate open space along the eastern boundary of the site to provide a buffer between this area and the employment allocation (BCOLD011)</li> <li>• Drainage Impact Assessment is required, to establish what impact the development has on the existing network</li> <li>• Water Impact Assessment is required, to establish what impact the development has on the existing network</li> <li>• Ensure connectivity to the allocated housing site (ACOLD011) to the south, adjacent employment allocation (BCOLD001) to the east and future links to the longer term site (SCOLD002) to the west</li> <li>• Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</li> <li>• Archaeology evaluation/mitigation is likely required</li> <li>• Vehicular access will be taken from the existing allocation (ACOLD011) to the south. A Transport Assessment is required for any development.</li> </ul>			

## POTENTIAL LONGER TERM HOUSING (subject to review)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCOLD002	Hillview North 2	3.8	TBC
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to site requirements for ACOLD011 and ACOLD014 above.</li> </ul>			

## BUSINESS AND INDUSTRIAL LAND

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCOLD001	Lennel Mount North	7.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) and (ACOLD014)</li> <li>This is a business and industrial site as defined in Policy ED1</li> <li>A site incorporating land for both long and short term Use Class 4, 5 and 6 employment use</li> <li>Vehicular access from the A6112 and Hill View. Improvements to the A6112/ Coldstream Mains Farm road junction</li> <li>A sense of arrival should be created at the entrance from the A6112</li> <li>Enhancement to existing woodland south of the site which provides amenity space and will act as a buffer between the existing residential areas and employment uses</li> <li>Enhance existing footpaths. Create new footpath linkages through the site and links to the potential longer term housing area to the west</li> <li>Establishment of structural planting/ landscaping, including woodland, to create a setting for employment uses, shelter the site and create a new settlement boundary. This will also provide a buffer between the site and surrounding uses, including the potential longer term housing to the west</li> <li>Focus general employment uses in the centre of the site and office, business and lighter employment uses along the edges, which are in closer proximity to existing and potential longer term housing areas</li> <li>Design the site to relate to the potential longer term housing area to the west</li> <li>The long term maintenance of landscaped areas must be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL27	Coldstream Workshops	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL28	Hillview Industrial Estate	3.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR017	Duns Road	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigation of possible contamination</li> <li>Investigation of vehicular access from Duns Road.</li> </ul>			
zR019	Trafalgar House	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigate the potential to redevelop/re-use the existing Listed Building.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLD001	Home Park	3.1
GSCOLD002	Coldstream Primary School	2.4
GSCOLD003	Tennis Courts	0.3

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**Coldstream**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Redevelopment
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## CRAILING

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot



POPULATION  
101



### PLACEMAKING CONSIDERATIONS

Crailing is situated on the A698 Jedburgh to Kelso Road, to the east of the Oxnam Water in the Teviot valley. The topography around Crailing is undulating with steeper ground to the south east; to the north the settlement enjoys open views out towards the Teviot valley.

Crailing has developed at a crossing point of the Oxnam Water adjacent to the parklands of Crailing House. Although originally focused on the river and bridge it is now dominated by the A698.

The Plan provides a housing allocation to the east of the settlement at Crailing Toll.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is developed, the preferred area for future expansion beyond the period of this Local Development Plan will be the area to the east of the existing housing allocation at Crailing Toll. The areas suggested for future growth are indicative only and will require detailed assessment during the next review of the Local Development Plan.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACRAI001	Crailing Toll	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Structure planting required on the north eastern and eastern boundary to provide setting for development and to reinforce the settlement edge. A management scheme for planting will be required</li> <li>• Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement</li> <li>• Location of the culvert needs to be considered in the layout of the site in respect of the potential for flooding along with any potential for culvert removal and channel restoration</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• Assessment of the requirement for archaeological evaluation along with associated mitigation measures is required</li> <li>• Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>• There should be no direct access onto the A698.</li> </ul>			



# SETTLEMENT PROFILE

## DARNICK

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
397



### PLACEMAKING CONSIDERATIONS

The Darnick Conservation Area incorporates the historic core of the settlement which is organic in nature. Its buildings are arranged in informal groups providing constantly changing views to the Eildon Hills.

A strong impact has been formed by a number of buildings within the Conservation Area fronting directly onto the main street, as well as the use of traditional building materials and high standard of architectural detail.

The village is located within a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The distinct character and setting of Darnick is recognised. As indicated in Figure EP6a, Policy EP6 (Countryside Around Towns) seeks to protect the areas between Darnick and Melrose, and Darnick and Tweedbank from development in the longer term primarily to avoid coalescence of the settlements, thereby retaining individual character.

Two formerly allocated sites within the village at Broomilees Road and Chiefswood Road are now complete and have been removed from the Plan.

There is one area, Darnick Community Woodland, identified as a key greenspace.

The Plan provides a housing allocation within the western edge of the village.

### PREFERRED AREAS FOR FUTURE EXPANSION

With regard to Darnick's proximity to the railway station at Tweedbank and its prime location within the central housing market area, the settlement will be the subject of continued development pressure. There is potential in the longer term to expand the village to the west of Darnlee. Any sites for future expansion will require further detailed assessment during the next Local Development Plan review.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADARN005	Land South of Darnlee	0.8	10

#### Site Requirements

- A planning brief to be prepared to include the principles of 'Designing Streets'
- A tree survey to be undertaken of existing trees within the site to determine the ancient or veteran character of the trees. Retain and protect the existing boundary features and trees, where possible
- Satisfactory boundary treatment to be provided
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely
- The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded
- High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area
- Integration required with Broomilees Road with dwellings relating to both the parkland and the street
- As well as vehicular access off the main street, a secondary access off Broomilees Road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required
- Early engagement required with Scottish Water. The site has water environment considerations. Drainage Impact Assessment required

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDARN001	Darnick Community Woodland	0.6



# SETTLEMENT PROFILE

## DENHOLM

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot and Liddesdale



POPULATION  
653



### PLACEMAKING CONSIDERATIONS

The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. The village is set within the landscape of the lowland valley of the Lower Teviot. The River Teviot, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. Denholm Dean, the wooded valley of the Dean Burn, forms a natural edge to the west of the village. The village is surrounded by the Teviot Valleys Special Landscape Area.

Denholm Conservation Area includes the central Green area, together with a smaller Green at Kirkside, part of Cannongate and the former Denholm Mill that is now in residential use. The village is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick. The properties around the Green are on a simple rectangular plan with gable ends and eaves to the roadside. Most buildings are constructed in continuous rows but there are a few examples of detached cottages.

Traditional building materials prevail throughout the Conservation Area, architectural detailing includes sash and case windows, stone cills, jambs and lintels around window and door openings. It is all of these elements that give Denholm its distinct appearance that should be conserved. Any proposed alterations to individual buildings or any new development should seek to respect the individual buildings and the wider Conservation Area. There are seven listed properties within the Conservation Area of which the Westgate Hall is Category 'A'.

A number of shops and two pubs/hotels are located in the village centre. Denholm Primary School is situated on the western edge of the village.

The village Green is identified as a key greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Plan will be the south-eastern edge of the village. Expansion will be dependant upon suitable access and landscaping. Development to the north-west of the settlement will be resisted where it will have a significant effect on the River Tweed Special Area of Conservation site. Development to the west of the settlement will also be resisted as it would cross the natural boundary of the Denholm Dean. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

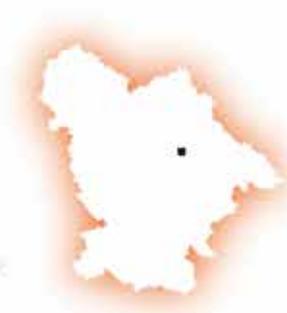
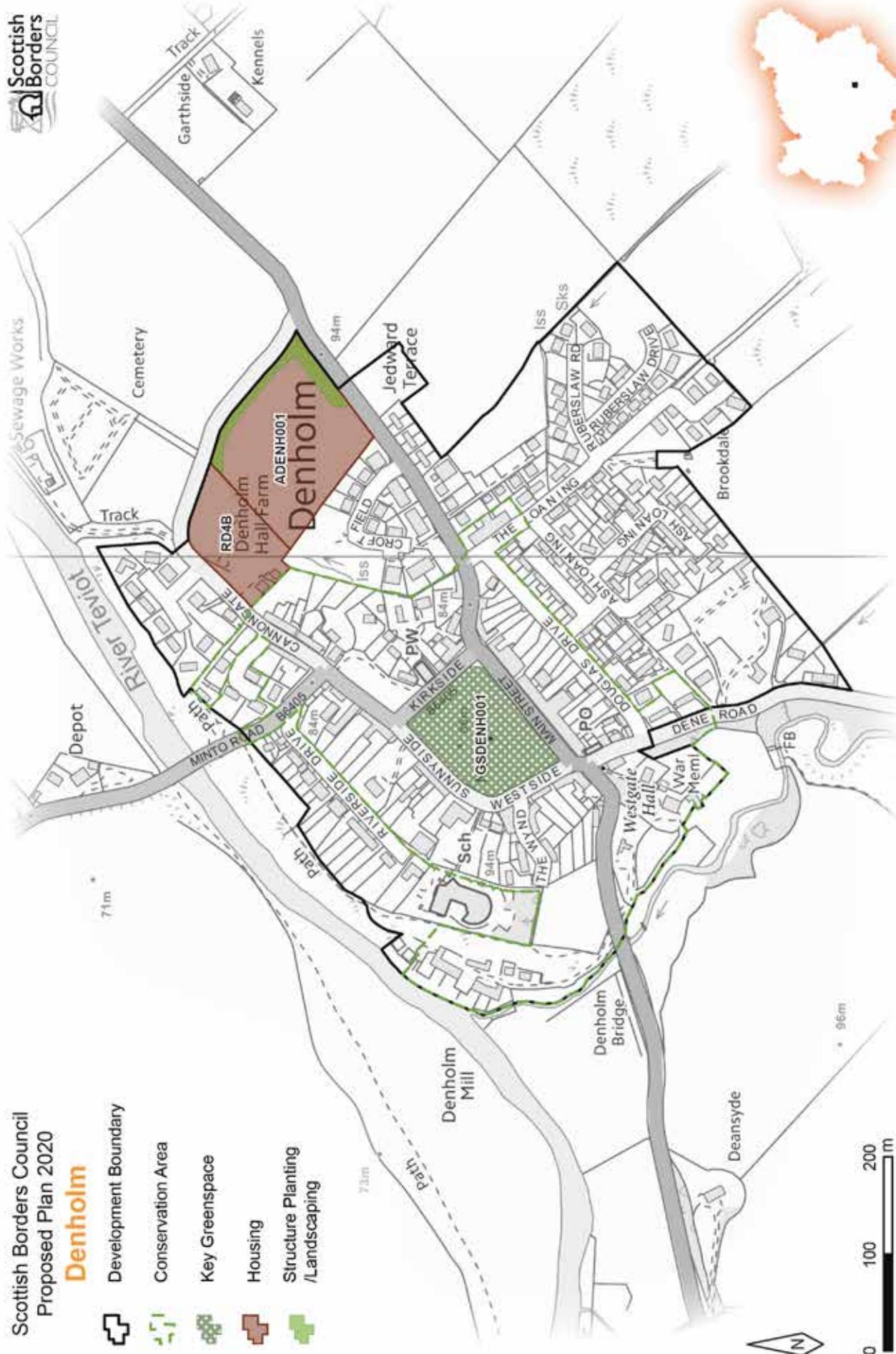
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RD4B	Denholm Hall Farm	0.9	10
ADENH001	Denholm Hall Farm East	2.1	40
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2

**Denholm**

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



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# SETTLEMENT PROFILE

## DOLPHINTON

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
180



### PLACEMAKING CONSIDERATIONS

The character of Dolphinton (within the Scottish Borders Council area) has been established particularly by its layout and setting – it is set between Kippit Hill and Sandy Hill and consists of two parts separated by the A702 trunk road. The Garvald Burn runs to the south west of the village. Dolphinton was once served by two railways – the Caledonian Railway and the North British Railway. The dismantled railway runs through the settlement.

The Plan provides a single housing allocation for residential development which will bring a brownfield site back into use. The allocation is located to the eastern edge of that part of the village on the west side of the A702.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the area north of the current housing allocation.

The area identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan Review.

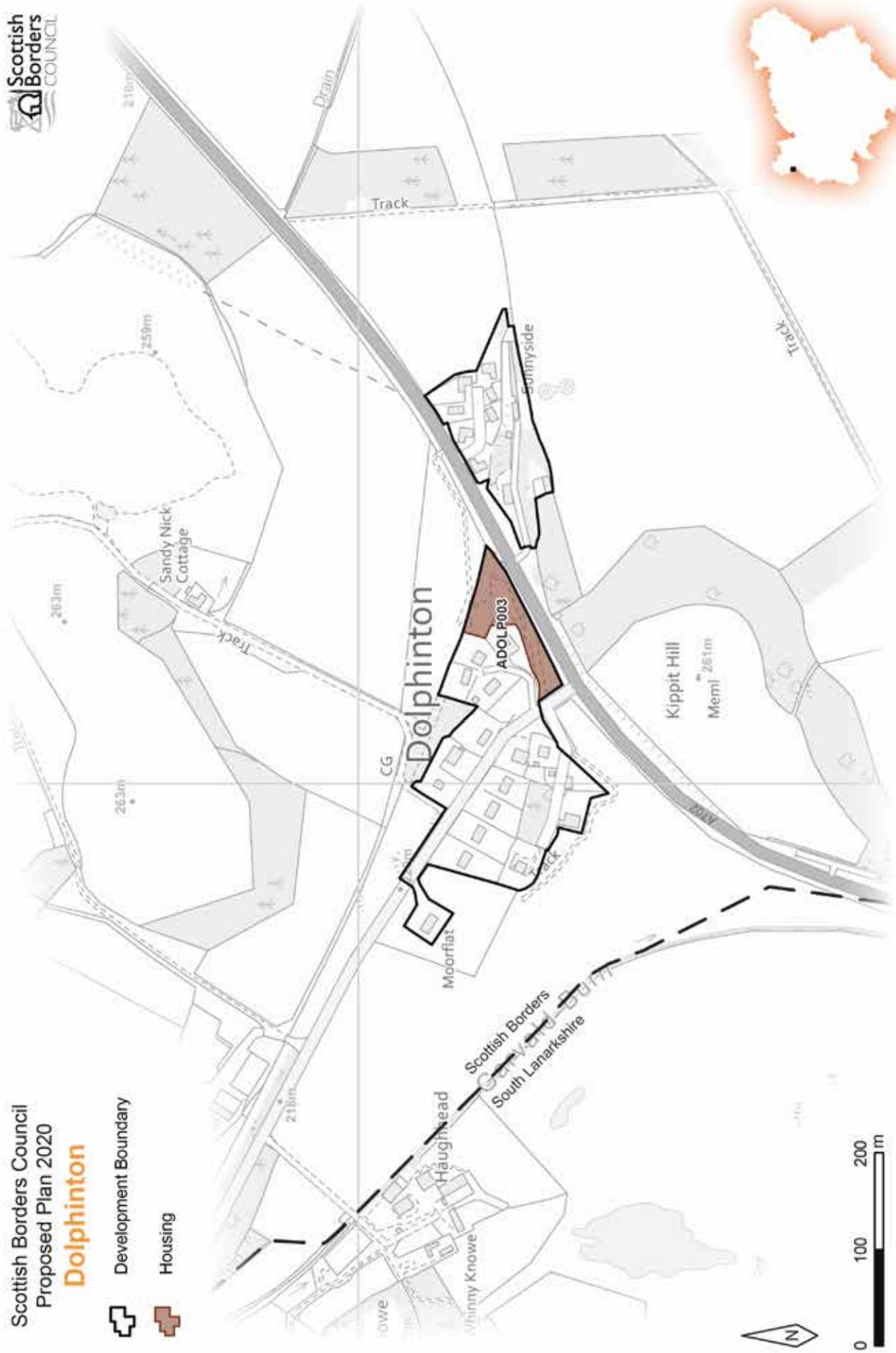
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADOLP003	South of Sandy Hill	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Existing landscaping on site to be retained. Landscape enhancement to the south and south east boundaries of the site adjacent to the A702 will be required. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place</li> <li>Vehicular access to be achieved off the minor road to the south west of the site and the development to be designed so that there is no adverse effect on the safety of the nearby junction between the minor road and the A702</li> <li>Provision of amenity access to the countryside for pedestrians and cyclists</li> <li>Potential contamination on site to be investigated and mitigated.</li> </ul>			

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Proposed Plan 2020  
**Dolphinton**

-  Development Boundary
-  Housing



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# SETTLEMENT PROFILE

## DRYBURGH

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot/Eildon



POPULATION  
N/A



### PLACEMAKING CONSIDERATIONS

The Conservation Area of Dryburgh is located in the crook of the River Tweed beneath the Eildon Hills.

The Dryburgh Conservation Area is unique in the Borders in that it is a rural area that has many different types of buildings. These buildings range significantly from the modest agricultural buildings at Dryburgh Mains to the grandeur of the Dryburgh Abbey Hotel and the Abbey. The relationship of the buildings and the spaces between them contribute significantly to both the character and appearance of the Conservation Area. While the properties themselves range from single storey to two and a half storeys in height for residential buildings, the hotel rises to a significant three and a half storeys. Building materials include slate, harl and sandstone in varying colours. Details such as boundary walls with coping, crowsteps, stepped quoins, rybats and margins are features notable in Dryburgh and should be preserved.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### BUSINESS AND INDUSTRIAL

Site BNEWT001 (Tweed Horizons Expansion) extends into the Dryburgh Conservation Area; refer to Newtown St Boswells Settlement Profile and Map.



# SETTLEMENT PROFILE

## DUNS

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
2,753



### PLACEMAKING CONSIDERATIONS

Duns Castle and Law lies to the north of the settlement whilst the southern edge sits on the Merse lowland. 'Duns Castle' Garden and Designed Landscape is located to the north, which contributes to the character and setting of the town. A mire (bog) runs east to west across the town and an area of wetland lies to the south of the redevelopment allocation (RDUNS002). The town radiates from the medieval church, Market Square and Cross, with older buildings evident between the entrance to the Castle grounds and the Parish Church. The shops are located around the Squares and along South Street and North Street. In recent years there has been substantial housing development to the east of Duns, as well as Station Drive to the south.

The Conservation Area in Duns contains distinctive characteristics that can only be found in the town. It is concentrated to the north east, with the majority of properties focused around the squares in the town centre and along Newtown Street. A variety of building styles are present adding to the uniqueness of the place and on the whole they follow the streetscape. The use of building materials such as sandstone, harling, slate, and architectural details such as transom lights, sash and case windows, and crow steps, contribute to the sense of place. Any development must aim to positively contribute to the character of the Conservation Area.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations within Duns. The infrastructure has been put in place within the allocated business and industrial site (zEL8) to the south east. This provides an opportunity for businesses to locate within Duns.

There is a Core Activity Area identified within Duns which runs along the north side of Market Square, then round to the corner with Murray Street. The Core Activity Area represents the core area for public activity in Duns and also represents an important part of the town.

### CHANGING CONTEXT

In recent years Duns Primary School has re-located into the former Berwickshire High School building, situated on the north of Langtongate. This has ensured the retention and re-use of a prominent Category B Listed Building situated within the town. The former Duns Primary School and surrounding land is allocated as a redevelopment opportunity (RDUNS002).

The Jim Clark Motorsport Museum situated on Newtown Street has undergone a significant investment and refurbishment in recent years, with the opening of a new museum. This will help contribute to the economy of Duns and the wider surrounding area, as well as attracting visitors to the Scottish Borders.

## PREFERRED AREAS FOR FUTURE GROWTH

The preferred area for future growth is to the south of Duns, with land for potential longer term mixed use development identified at South of Earlsmeadow (SDUNS001). This area is indicative only and would require further investigation and a Masterplan to ensure a coherent and holistic approach.

The future expansion of Duns is constrained in other directions for a number of reasons. The 'Duns Castle' Garden and Designed Landscape provides an effective boundary along the northern edge of the town, due to the steep slope. The area to the south and south east is constrained by the distance to the town centre and the open rural character of the landscape, while land to the east is constrained due to the rolling nature of the farmland and its role in providing a containing edge to the settlement. Coalescence is a concern for any development to the west and the land is within the foreground of views of Duns Castle policies. Once the housing allocation at Langton Edge is developed, further expansion will be resisted in this area to prevent ribbon development at greater distances from the town centre. Another consideration to future growth is the surrounding prime agricultural land.

There is an existing business and industrial allocation (zEL8) which will provide for current demand, however there is the potential for further expansion along the dismantled railway line in the future.

There is interest and potential for a modest scale retail outlet within central Berwickshire and Duns is the preferred area for search. No site has specifically been identified in Duns, but any such proposal must be subject to a sequential test and a case to be submitted giving reference to any perceived impacts upon the existing Duns town centre.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BD12B	Berrywell East	3.5	64
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
BD200	Langton Edge	4.0	20
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to Planning Brief.</li> </ul>			
ADUNS010	Todlaw Playing Fields	2.0	30
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
BD20B	Bridgend II	2.9	58
Site Requirements			
<ul style="list-style-type: none"> <li>Development should respect the amenity of both neighbouring residential properties and properties already on site</li> <li>Development should allow for pedestrian and vehicular access from Springfield Drive through the site</li> <li>Provide for intermittent planting on the north eastern edge of the site to screen the development from views on the approach to Duns from the A6105 and provide a settlement edge; and on the north western edge, again to provide a settlement edge and soften the boundary when viewed from the north-west</li> <li>Take advantage of the southerly aspect of the site.</li> </ul>			

ADUNS023	South of Earlsmeadow (Phase 1)	4.4	60
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular and pedestrian access to be taken from the A6105, with potential for access through to the indicative longer term housing site SDUNS001</li> <li>• The Duns Scotus Walk and other existing rights of way should be incorporated into the development</li> <li>• Investigation of ground conditions to be carried out on the southern part of the site. Findings should be addressed with appropriate mitigation</li> <li>• Investigation of flood risk on the site</li> <li>• Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the north, as well as the school to the south west.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL8	Peelrig Farm	3.9	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Ensure appropriate vehicular access is achieved through adjacent site, zEL26, whilst considering the existing Right of Way</li> <li>• Ensure screen planting to define the southern edge of the site; and protect existing planting on the eastern edge, without precluding the potential for future eastward expansion</li> <li>• Buildings should take advantage of southerly aspect where appropriate</li> <li>• A flood risk assessment and consideration of whether there are culverted watercourses within or adjacent to the site are required to inform the site layout, design and mitigation.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL26	Cheeklaw	19.3	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SDUNS001	South of Earlsmeadow	16.1	TBC
Site Requirements			
<ul style="list-style-type: none"> <li>• A Masterplan to be prepared</li> <li>• Cognisance of the Duns Scotus Way</li> <li>• Provision for an events area to facilitate tourism events</li> <li>• Investigation of ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature</li> <li>• A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse, including mitigation where necessary</li> <li>• The creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Potential to enhance the road system around Duns</li> <li>• Assessment of developer contributions for the Primary School and High School.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RDUNS002	Duns Primary School	2.9	45
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
RDUNS003	Disused Chicken Hatchery, Clockmill	1.1	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Investigate potential flood risk</li> <li>• Existing planting on southern and western boundaries should be retained where appropriate, to shelter the site and provide a settlement edge</li> <li>• Assessment of historic heritage of Cammo House</li> <li>• Establish appropriate pedestrian and vehicular access in line with advice from the Council's Roads Planning team.</li> </ul>			

## KEY GREENSPACE

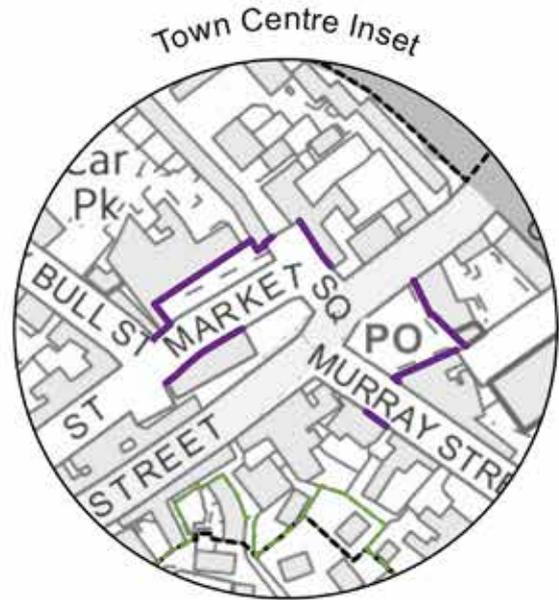
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDUNS001	Duns Park	4.4
GSDUNS002	Former Berwickshire High School- Rear	3.3
GSDUNS003	Former Berwickshire High School- Front	0.6



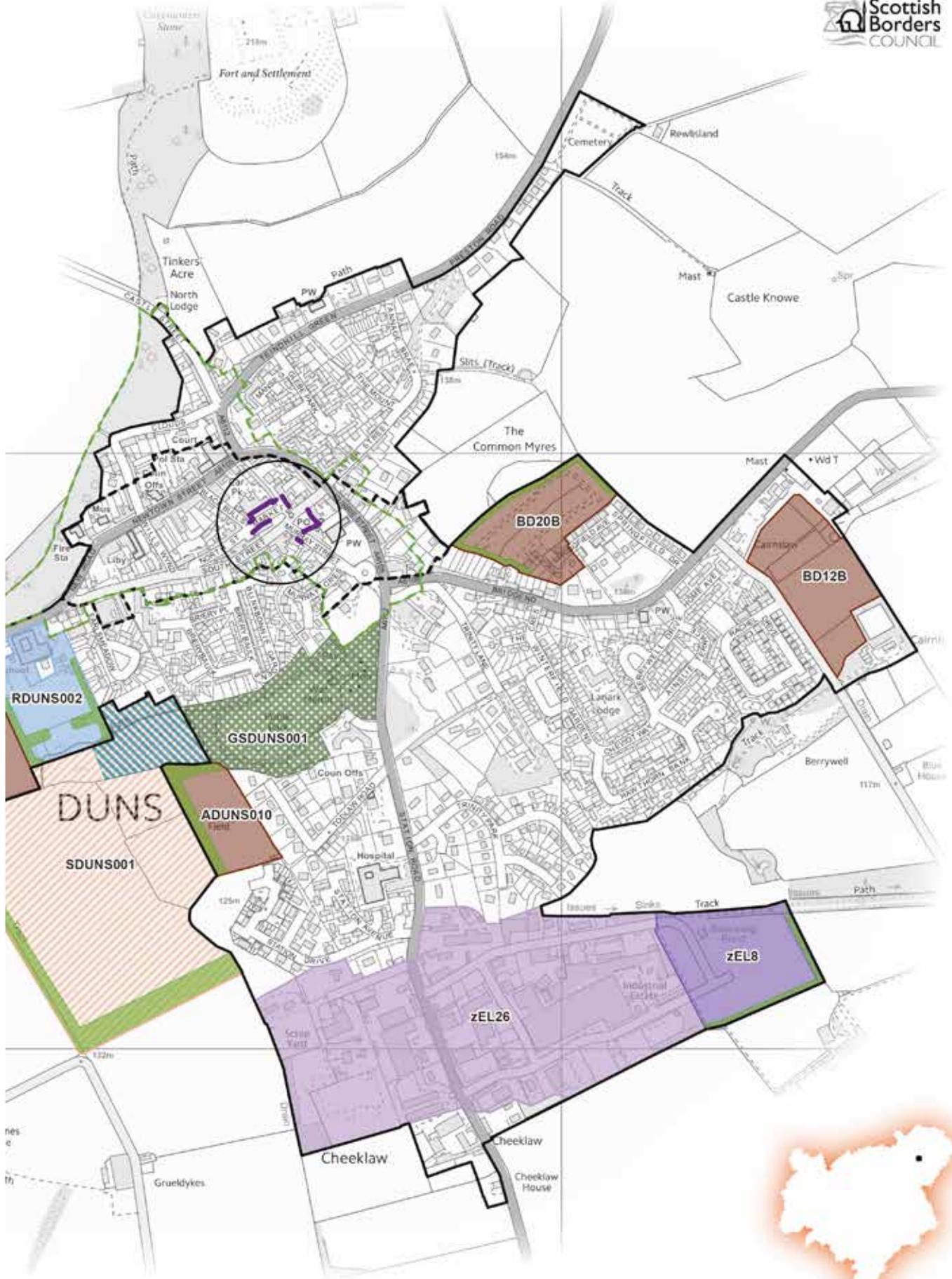
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**Duns**

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Longer Term Mixed Use
-  Wetland
-  Structure Planting/Landscaping
-  Core Activity Areas



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# SETTLEMENT PROFILE

## EARLSTON

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
1,779



### PLACEMAKING CONSIDERATIONS

Earlston is set in the upland fringe valley of the Lower Leader. It is located to the east of the Leader Water and north of the Turfford Burn and there is a flood risk associated with both of these watercourses. The triangular green, High Street and church are all focal points. The Leader Water, to the south west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Earlston High School has been relocated to the east of the town, the school incorporates the local library and is also available for community use out of school hours. Following the relocation of the High School, the land at the former High School site has been allocated as a housing site.

The Plan also provides two further housing sites, one business and industrial site and three business and industrial safeguarded sites as well as two redevelopment opportunities.

Within Earlston, three key greenspaces, including the Rugby Ground have been identified for protection due to the recreational opportunities these offer to the community.

### CHANGING CONTEXT

Due to a lack of developer interest and activity, a long standing allocated housing site to the east of the Health Centre at Earlston Glebe has been removed from the Plan. However, the site remains within the Earlston development boundary which could allow future development of the site.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the east of the settlement at Georgefield East (SEARL006). This longer term mixed use site will be subject to further assessment as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEARL002	Surplus land at Earlston High School	4.3	60
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief</li> <li>• Vehicular access to be shared with the Primary School from the north east of the site</li> <li>• A flood risk assessment will be required due to potential flood risk to the south east of the site</li> <li>• Potential contamination from the former gas works on the site to be investigated and mitigated</li> <li>• Conservation and enhancement considerations to be given to the Turfford Burn which is part of the River Tweed Special Area of Conservation. Mitigation of any potential impacts on biodiversity</li> <li>• Retention of pedestrian/cycle link in the north west of the site to South Croft Park and in the north east of the site between the primary school and the playing field</li> <li>• Creation of a countryside footpath along the Turfford Burn</li> <li>• Creation of woodland buffer along western boundary of site to separate residential uses from the existing industrial uses to the west. A management scheme for planting is also required</li> <li>• Creation of an area of amenity open space in the eastern part of the site</li> <li>• Archaeological features on-site should be evaluated and mitigation measures carried out where necessary. This includes the former gasworks site and stone tool finds listed on the sites and monuments record.</li> </ul>			
AEARL010	East Turfford	4.6	40
Site Requirements			
<ul style="list-style-type: none"> <li>• A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer term mixed use site SEARL006</li> <li>• Vehicular access from the new road to the high school and potential for a secondary access direct onto the A6105 further to the east</li> <li>• A flood risk assessment will be required due to possible flooding in the southern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011</li> <li>• Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity</li> <li>• Management of the existing tree belt to the north which screens the site from the A6105</li> <li>• Creation of a woodland buffer along the western boundary to contain it and screen it from the access road to the school. A management scheme for planting is also required</li> <li>• Retention of footpaths through the east of the site.</li> </ul>			

AEARL011	Georgefield Site	7.7	120
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer term mixed use site SEARL006</li> <li>• Creation of vehicular access from the A6105 connected into the site via AEARL010. It should be noted that part of the rectangular field between the site and the high school is needed for access purposes. The intervening land should be considered for development as it forms a key link between the various development sites</li> <li>• Evaluate and mitigate the archaeological features on the site including a feature called the Boon Black Dyke</li> <li>• A flood risk assessment will be required due to possible flooding in the northern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011</li> <li>• Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity</li> <li>• Creation of a footpath through the open space connecting up with the existing pedestrian network and providing access over the burn. This should also provide safe pedestrian access to the school</li> <li>• The existing woodland within the site should be maintained and enhanced. A management scheme for planting is required.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEARL002	Townhead	4.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• Access to the site will be from the A6105</li> <li>• Structure planting will be required to screen the existing residential areas surrounding the allocation. A management scheme for planting is also required</li> <li>• Design and layout should ensure that the existing setting and entrance to village are not adversely impacted upon.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL55	Turfford Park	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment will be required.</li> </ul>			
zEL56	Station Road	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> </ul>			
zEL57	Mill Road	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment will be required.</li> </ul>			

## POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SEARL006	Georgefield East	59.9	TBC
Site Requirements			
<ul style="list-style-type: none"> <li>A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and AEARL011</li> <li>Vehicular access from the A6015. A transportation assessment will be required</li> <li>The longer term mixed use area is appropriate for housing, employment, community uses and open space</li> <li>The natural heritage interest of the Turfford Burn, part of the River Tweed Special Area of Conservation, should be conserved and enhanced</li> <li>Flood risk assessment will be required for the areas at flood risk along the Turfford Burn</li> <li>The layout and design of development should create a visually contained settlement expansion with its own identity</li> <li>New wetland areas for Sustainable Urban Drainage System (SUDS) should be created, including the north east, north west and centre of Georgefield East</li> <li>Retention and management of existing woodland, including woodland along burns and shelter belts</li> <li>Woodland structure planting to provide a setting and shelter for potential development, create a settlement edge, provide a wooded edge to watercourses and add variety to existing woodland. Planting should screen development from the roads to the north. A management scheme for planting is also required</li> <li>The archaeological sites on the sites and monuments record should be investigated and appropriate mitigation measures carried out. A crop mark in the south east should be excluded from development</li> <li>The provision of a pathway link from the longer term mixed use area to Earlston High School to the west and adjacent countryside paths.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR012	Brownlie Yard	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• Access to be taken directly from existing access off Church Street</li> <li>• Potential contamination on the site, to be investigated and mitigated</li> <li>• A flood risk assessment may be required to inform the design along with possible mitigation and resilience measures</li> <li>• Design and layout to be in character with existing on-site development.</li> </ul>			
REARL001	Halcombe Fields	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to inform the design along with possible mitigation and resilience measures</li> <li>• Various uses would be appropriate for development on this site</li> <li>• Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team</li> <li>• Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation</li> <li>• Some archaeological investigation and mitigation may be necessary before or during redevelopment</li> <li>• Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School</li> <li>• Mitigation measures to be considered regarding the overhead power lines through part of the site.</li> </ul>			

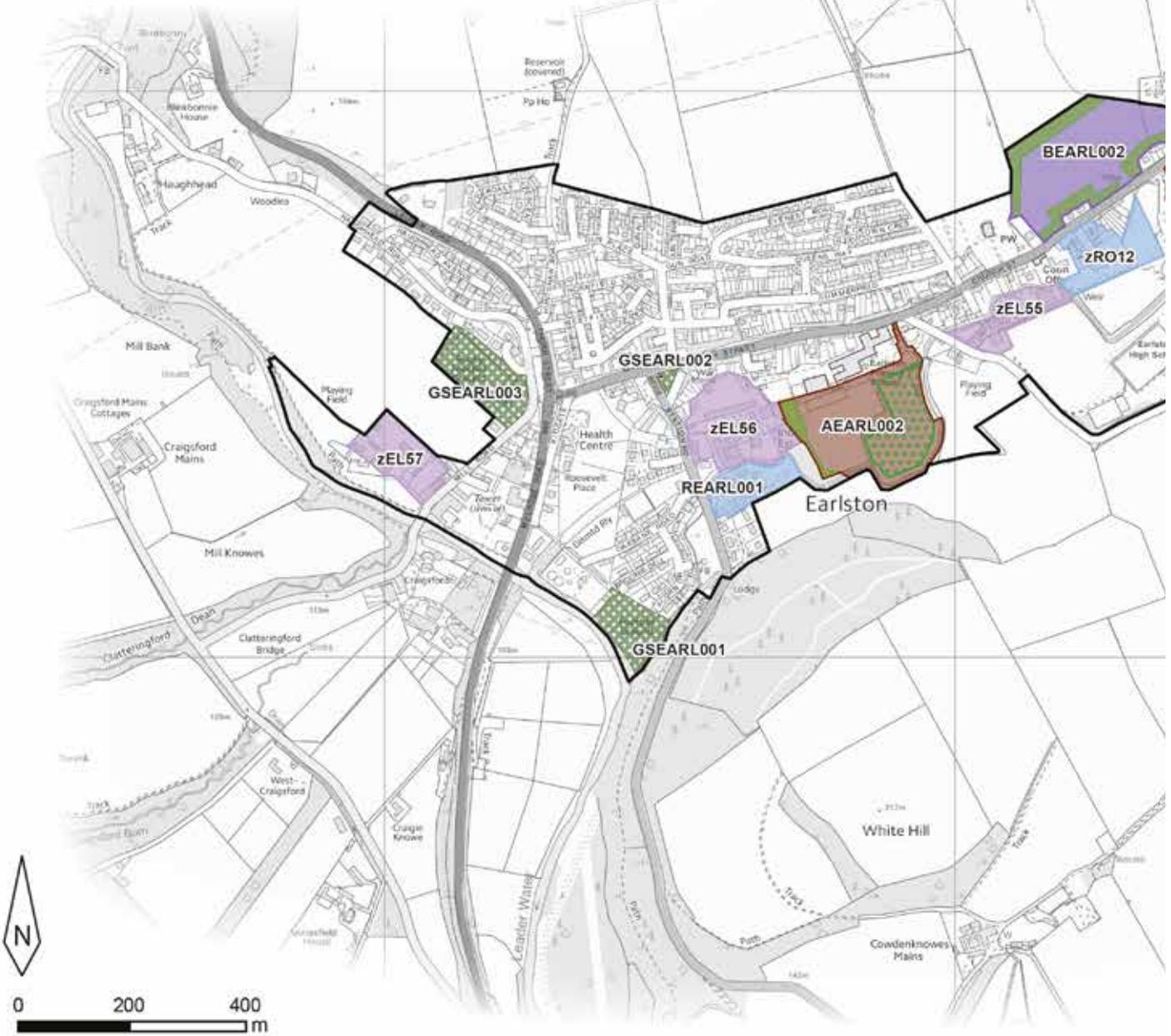
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEARL001	Acorn Drive Fields	1.0
GSEARL002	High Street	0.1
GSEARL003	Rugby Ground	1.5



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Proposed Plan 2020  
**Earlston**

- |   |                       |   |                                      |
|---|-----------------------|---|--------------------------------------|
|  | Development Boundary  |  | Business and Industrial              |
|  | Key Greenspace        |  | Business and Industrial Safeguarding |
|  | Housing               |  | Wetland                              |
|  | Redevelopment         |  | Open Space                           |
|  | Longer Term Mixed Use |  | Structure Planting /Landscaping      |



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# SETTLEMENT PROFILE

## ECCLES

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
126



### PLACEMAKING CONSIDERATIONS

Eccles lies on the Tweed lowlands and is surrounded by fields reflecting the prime agricultural land found in the area. The Parish Church has had a major role in placing the settlement on the map, although there has been little outward growth.

Eccles does not have a Conservation Area, although there are seven Listed Buildings within the settlement boundary. The south west corner of the Churchyard contains the remains of the St Mary's Convent which is a Scheduled Monument, and there may be further archaeological interest in the surrounds of the site. Therefore, any development which might affect the site would need to adhere to the requirements of the LDP Policy EP8.

There are two housing allocations within Eccles both of which are yet to be developed.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

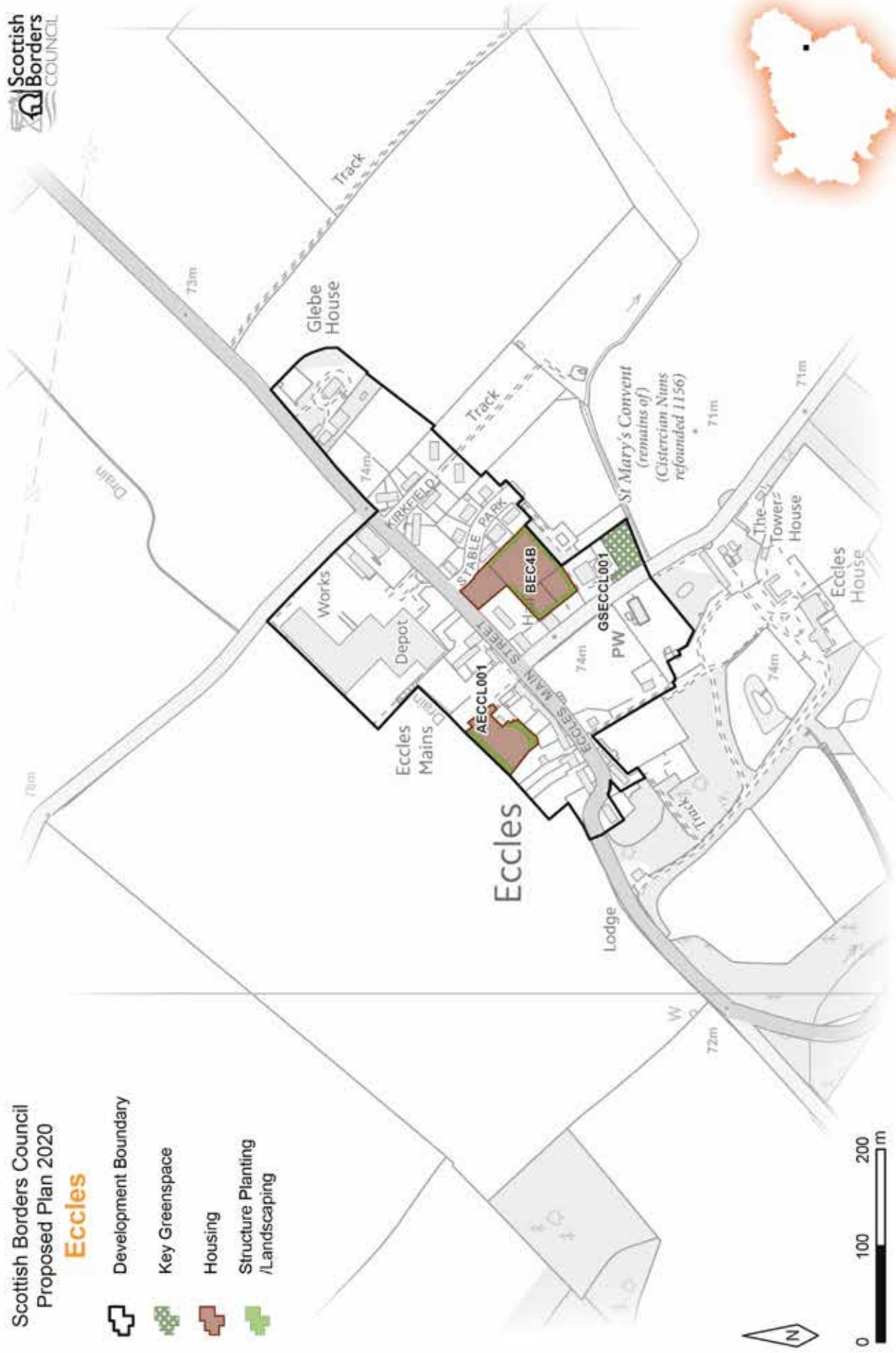
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEC4B	Cherryburn	0.6	7
Site Requirements			
<ul style="list-style-type: none"> <li>Property orientation should take advantage of the southerly aspect</li> <li>The main access should be taken from Stable Park, set back from the junction as far as possible. Further investigation to confirm the exact access point in line with Roads Planning advice</li> <li>Satisfactory planting to ensure amenity of existing residential properties is protected.</li> </ul>			
AECCL001	Main Street	0.3	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSECCL001	Eccles School Play Area	0.2

**Eccles**

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



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# SETTLEMENT PROFILE

## ECKFORD

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot



POPULATION  
154



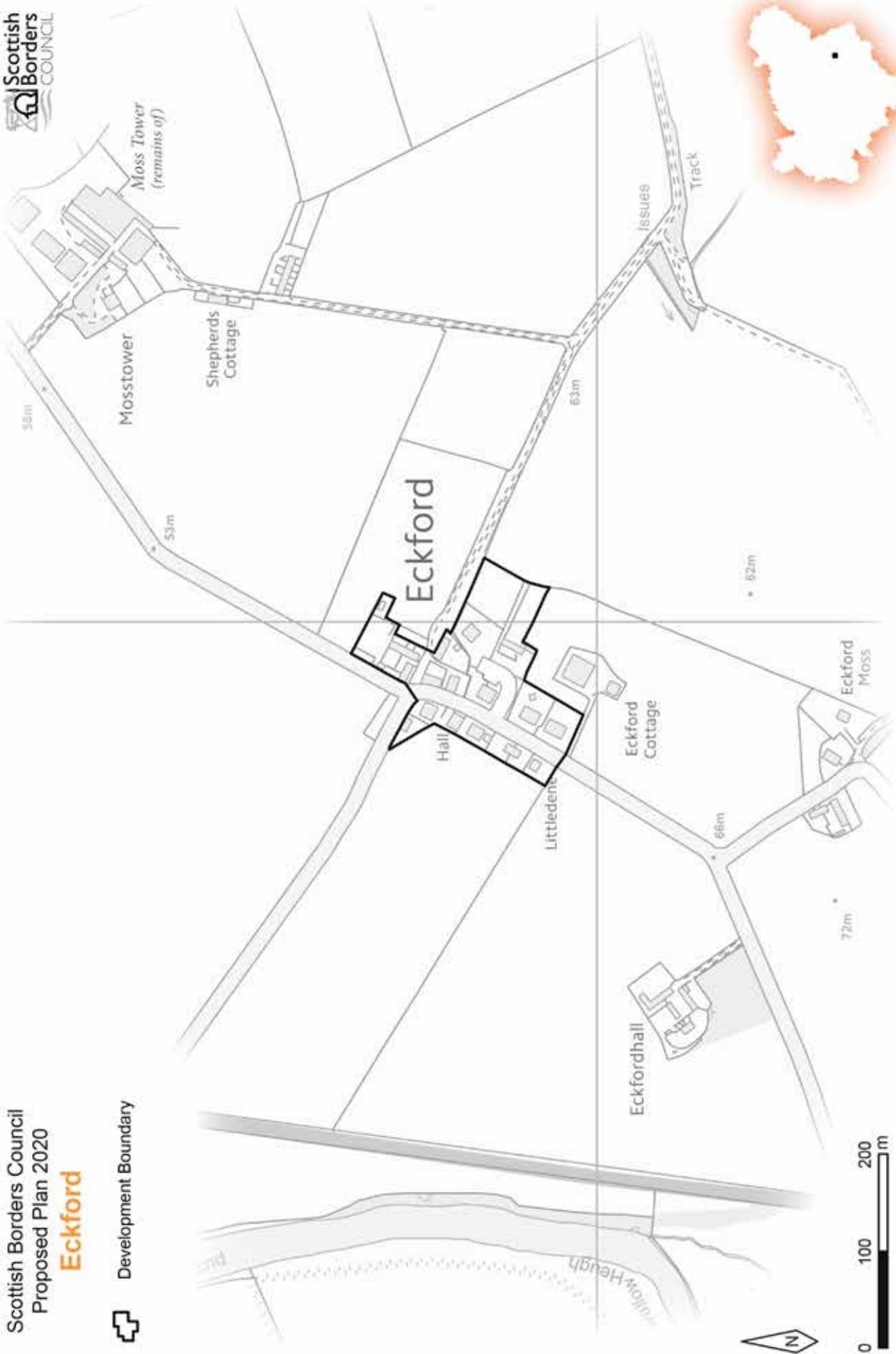
### PLACEMAKING CONSIDERATIONS

Eckford is situated at an intersection of minor roads to the east of the A698 Hawick to Kelso road and to the south west of the B6401 Morebattle road in an area of river valley and lowland landscape types. The village is located on a slight rise on the otherwise flat river plain of the Teviot.

The original core of the settlement has been built around the cross roads however over the years the village has developed a linear form along the two roads running through it. There is a mix of housing styles within Eckford with original Victorian properties in the centre, inter-war housing and more modern development recently developed at Hillview.

There is no land allocated within Eckford within this Local Development Plan period.

 Development Boundary



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# SETTLEMENT PROFILE

## EDDLESTON

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
322



### PLACEMAKING CONSIDERATIONS

The character of Eddleston is established particularly by its setting as it lies west of the Moorfoot Hills and sits on a wide upland flood plain. In the village east of the A72, the village slopes up while the historic part of the village lies on flat land. Eddleston benefits from many views both within and outwith the settlement.

The Eddleston Conservation Area has two distinct focal points – Station Road and the area around the Horseshoe Inn. The village was founded about 1785 as a single street of whinstone cottages and is terminated by Station House to the north.

Eddleston village is set where the Eddleston Water meets the Longcote Burn and the Dean Burn. It is a result of these waterways that Eddleston has the three bridges crossing them – the two within the Conservation Area being humped back. All buildings relate to the landline and tend to rise and fall with the topography while the properties along Station Road front directly onto the street. Along Station Road small single storey cottage style properties are the norm, though some properties rise to two storeys elsewhere. Prominent buildings consist of the Parish Church on the hill and the Horseshoe Inn with its uniquely 'horseshoe' shaped windows reflecting its previous use as a smiddy.

Features that are evident throughout the Conservation Area and which form the character of the place are the use of building materials like whin and sandstone (predominately beige coloured though a few examples of red), harling and exposed rafter feet. Architectural details such as gabled porch entrances, bay windows, margins or stepped rybats and sash and case windows can be frequently seen. It is all of these elements that give Eddleston its distinct appearance that should be conserved.

The Plan provides one new housing site to the south west of Eddleston beside the cemetery. The Plan identifies two greenspace areas for protection within Eddleston, the Elibank Park and the Bellfield Crescent play area.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TE6B	Burnside	1.9	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration</li> <li>Consideration is to be given to phasing of development of site.</li> </ul>			
AEDDL002	North of Bellfield	4.1	35
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required</li> <li>Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required</li> <li>Provision of amenity access within the development for pedestrians and cyclists</li> <li>Assessment and mitigation of flood risk from overland flow will be required</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>Water resilient construction measures should be employed in the development of the site.</li> </ul>			
AEDDL010	Land South of Cemetery	3.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Flood Risk Assessment required, to assess the potential flood risk from the Eddleston Water</li> <li>Protect and enhance the existing boundary features, including beech hedgerow and treeline along the roadside, where possible</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Mitigation to ensure no significant effect on River Tweed Special Area of Conservation /Sites of Special Scientific Interest (Eddleston Water)</li> <li>Archaeology evaluation/mitigation may be required</li> <li>Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park</li> <li>Transport Statement is required for any development</li> <li>Drainage Impact Assessment required, in respect of the Waste Water Treatment Works</li> <li>Water Impact Assessment required, in respect of the Water Treatment Works.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDDL001	Bellfield Crescent Play Area	0.1
GSEDDL002	Elibank Park	1.4



# SETTLEMENT PROFILE

## EDNAM

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot



POPULATION  
157



### PLACEMAKING CONSIDERATIONS

Ednam is located along the B6461 Kelso to Duns road and lies to the north of the Eden Water. There has been recent small scale housing development towards the north eastern end of the village at Eden Park.

The Plan provides one housing allocation to the west of the village at West Mill. The Plan also identifies the Playing Field at Ednam Primary School as a key greenspace for protection.

### PREFERRED AREAS FOR FUTURE EXPANSION

The longer term areas for future expansion beyond this Local Development Plan period will be to the north and to the east of the village. The areas for longer term development are indicative only and will require further detailed assessment.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEDNA002	West Mill	1.3	12
Site Requirements			
<ul style="list-style-type: none"> <li>Site is to be accessed via Poppleburn Park</li> <li>Structure planting required on the western and northern boundary to resist further development to the west and to reinforce settlement edge and reduce visual impact.</li> </ul>			

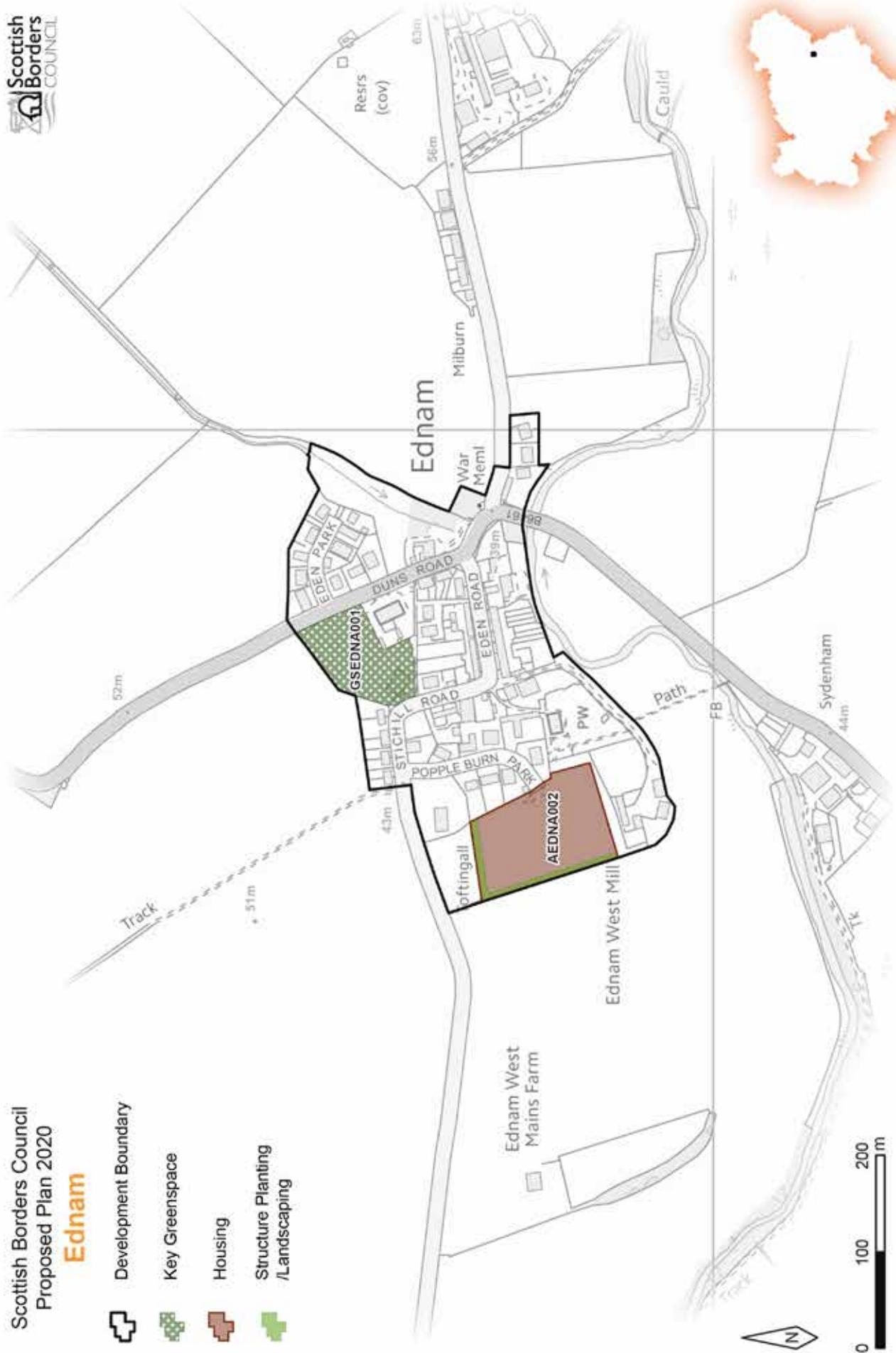
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDNA001	Playing Field	0.8

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Proposed Plan 2020

**Ednam**

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



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# SETTLEMENT PROFILE

## EILDON

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
97



### PLACEMAKING CONSIDERATIONS

The character of Eildon is established by an irregular cluster of cottages and houses. There is no Conservation Area in Eildon. The quality of the countryside around Eildon is recognised by its designation as a National Scenic Area. The village has one allocated site on the north western side of the settlement.

### PREFERRED AREAS FOR FUTURE EXPANSION

Due to the sensitive landscape setting of the village, further development will be resisted. Development to the south should be resisted to prevent the coalescence of Eildon with Newtown St Boswells. Development to the west of Eildon should be resisted because the road forms a clear boundary and beyond that there are open fields that form the foothills of the Eildon Hills.

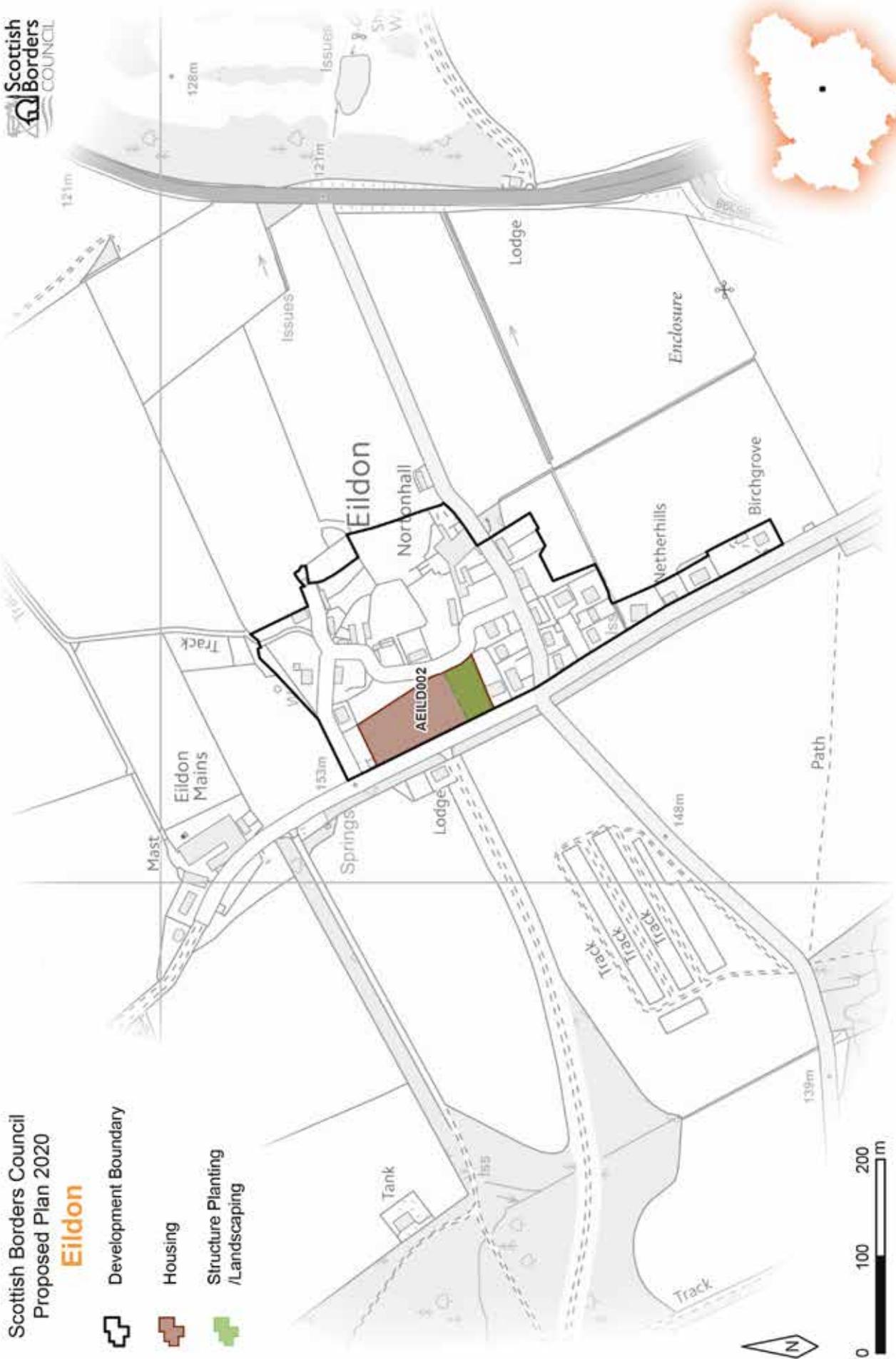
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEILD002	West Eildon	0.8	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

**Eildon**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## ESHIELS

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
N/A



### PLACEMAKING CONSIDERATIONS

Eshiels is located in the heart of the Tweed Valley Special Landscape Area. The character of Eshiels has been established particularly by its layout and setting – it is located where the lower slopes of Cardie Hill and Falla Brae slope down to meet the River Tweed.

Located nearby, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike. To the western edge of the settlement is the category 'B' Listed (former gasworks) railway buildings, which now house the Council's recycling centre. To the east of the Eshiels sits the remains of two Roman camps and which are designated a scheduled monument.

### CHANGING CONTEXT

Due to the shortage of available business and industrial land within the central Tweeddale area, it has been necessary to identify land for a new Business and Industrial site at Eshiels. Eshiels was identified as the most preferable location following extensive consultation and the consideration of other options. The allocation is located to the north of the A72.

### KEY INFRASTRUCTURE CONSIDERATIONS

With the new allocation for business and industrial land, there is a requirement for a new vehicular access to be created from the A72 into the site.

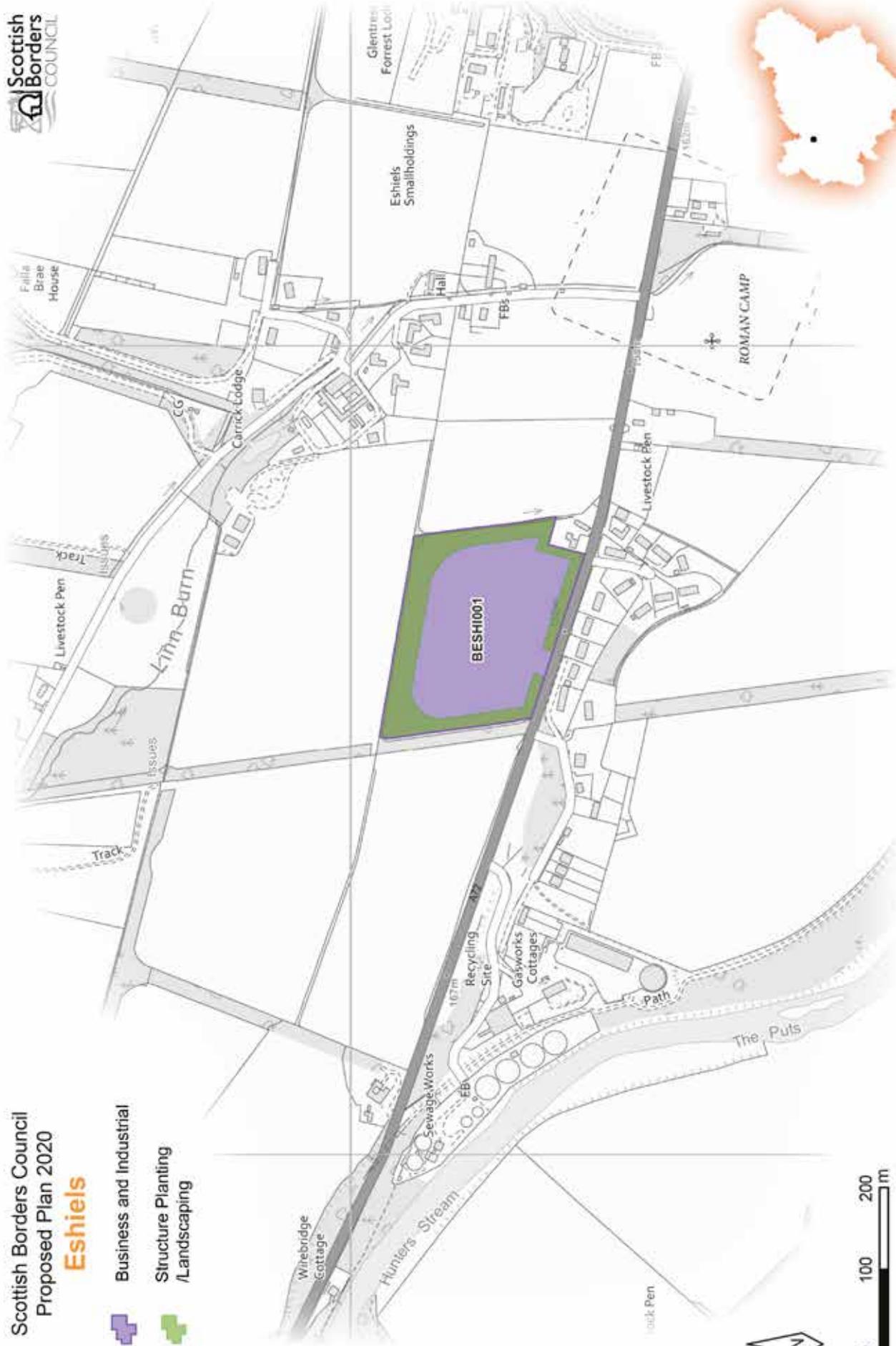
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BESHI001	Land at Eshiels	4.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Flood Risk Assessment required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site. The watercourse which runs through the site should be protected and enhanced as part of any development. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk</li> <li>• A maintenance buffer strip of at least 6 metres must be provided between the watercourse and any built development. Additional water quality buffer strips may also be required</li> <li>• It appears that there may be a culverted watercourse at the southern end of the site, therefore a feasibility study will be required to investigate the potential for channel restoration</li> <li>• There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision</li> <li>• Protect and enhance the existing boundary features, where possible. Buffer areas for new and existing landscaping will be required</li> <li>• Planting, landscaping and shelterbelt required, to provide mitigation from the impacts of development from sensitive receptors and to help integrate the site into the wider setting</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed Special Area of Conservation / Sites of Special Scientific Interest</li> <li>• The setting of Eshiels Roman Camp to be considered in the design and layout of the site</li> <li>• Archaeology investigation, cultural heritage statement and appropriate mitigation thereafter</li> <li>• Consideration of consistency of materials in the design of the site to assist in ensuring an overall cohesive development</li> <li>• New junction onto the A72 would be required</li> <li>• Transport Assessment/Statement will be required for any development</li> <li>• Drainage Impact Assessment and Water Impact Assessment are required in respect of Waste Water Treatment Works and Water Treatment Works</li> <li>• Potential contamination to be addressed.</li> </ul>			

**Eshiels**

-  Business and Industrial
-  Structure Planting /Landscaping



# SETTLEMENT PROFILE

## ETTRICK (HOPEHOUSE)

HOUSING MARKET AREA  
Southern



LOCALITY  
Eildon



POPULATION  
83



### PLACEMAKING CONSIDERATIONS

There are a number of building groups located within the Ettrick Valley along the B709, including Ettrick, Hopehouse, Tushielaw and Crosslee. Although there is no longer a local school or public house within the area, the presence of a church and village hall make the aforesaid building groups suitable for small housing allocations. Maintaining a viable population to support the retention of local facilities in this remote area is desirable.

The largest cluster of buildings in this settlement group is at Hopehouse, which straddles Hopehouse Burn, a tributary of the Ettrick Water. Hopehouse consists of a prominent steading called Wardlaw that is to the north of the B709, together with a number of small cottages and detached houses. A small caravan park occupies land between the building group and Ettrick Water to the south-east.

The settlement has a southerly aspect and sits in an attractive upland landscape with impressive views of the surrounding high hills.

The development proposals at Hopehouse envisage the construction of around fifteen new dwellings.

### KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

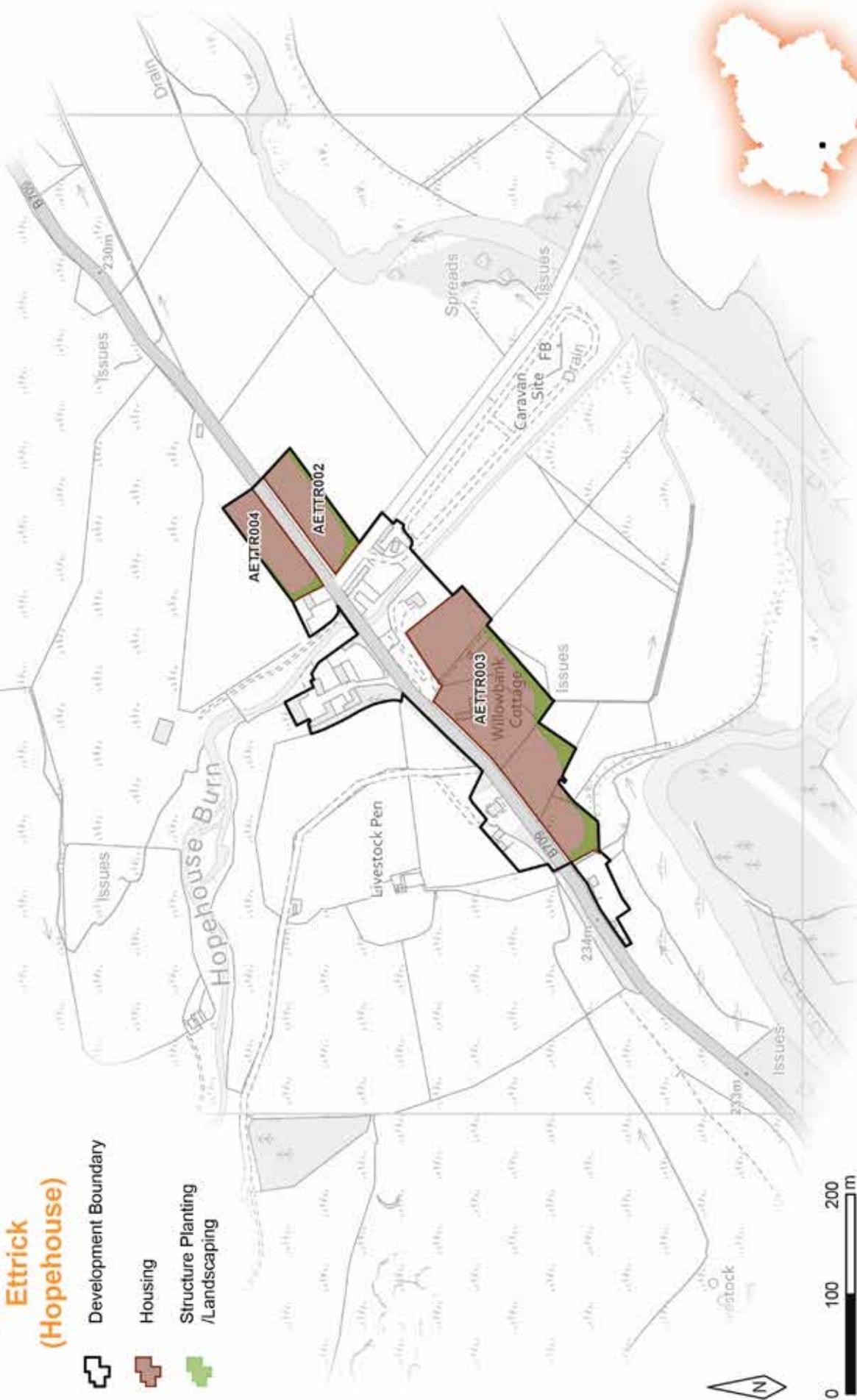
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AETTR002	Hopehouse East	0.5	5
AETTR003	Hopehouse West	2.0	5
AETTR004	Hopehouse North East	0.4	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

**Ettrick  
(Hopehouse)**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## ETTRICKBRIDGE

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
167



### PLACEMAKING CONSIDERATIONS

The character of Ettrickbridge is established by its main street from the church to the hall and its rural setting. Local facilities include a public house and primary school.

The Ettrick Water, immediately to the south, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

There is one area, Kirkhope Sports Club, identified as a key greenspace. The existing cemetery is located to the north of the village.

Development to the south of the settlement will be resisted when it exacerbates flood risk or impacts on the international nature conservation value of the Ettrick Water. Small scale expansion of the village over more recent years has taken place off Woodend Road on the north-eastern edge of the village.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Development Plan will be to the north of the settlement, but is dependent upon improved road access. This will require further detailed assessment during the next Local Development Plan review.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSETTB001	Ettrickbridge/Kirkhope Sports Club	0.7



# SETTLEMENT PROFILE

## EYEMOUTH

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
3,681



## PLACEMAKING CONSIDERATIONS

Eyemouth sits on the Berwickshire coastline, which is designated as a Special Landscape Area (SLA) and covers the rocky coastline of the Borders. Any proposal for development that may affect the SLA will need to take cognisance of the requirements of Policy EP5. Eyemouth has considerable scenic attraction with its coastal location and dramatic headlands. The harbour lies at the mouth of the Eye Water which separates the town from the area of Gungreen. With Gungreen House as a backdrop, the harbour is a picturesque quarter of the traditional fishing village.

The town has grown outward from the harbour and the mouth of the Eye Water, away from the High Street and Church Street. Eyemouth town centre runs along the High Street into Church Street and spreads into the pedestrianised wynds and squares off Chapel Street and George Street. Modern housing has spread over to the Gungreen side of the harbour but is mainly located on the western side of the town. There has been recent housing development at Acredale to the north west of Eyemouth.

Eyemouth attracts a number of tourists and there is a relatively strong retail presence, with a number of independent retailers still trading. The Northburn Caravan Park is located to the north west of Eyemouth and continues to play an important role in Eyemouth's economy.

The Conservation Area of Eyemouth includes the town centre, harbour and a series of old fortifications dotted along the coastline. A number of important features contribute to the character of the Conservation Area. The Town's harbour is essential to the character of the place and it is inextricably linked to the traditional layout of Harbour Road. The coast brings an additional element to the townscape quality along coastal walk and Marine Parade. The Burgh Chambers, Gungreen House, Paxton Terrace and Armitage Street are all good examples of traditional architecture. There are a range of property types evident, from single storey to three and a half storeys. Development must aim to contribute to the existing character of the Conservation Area and to individual buildings.

The Berwickshire and North Northumberland Coast Special Area of Conservation (SAC) is located around the coast of Eyemouth and any proposal which could impact upon this designation will have to meet the requirements of Policy EP1. There are also two SSSI sites, Berwickshire Coast and Burnmouth Coast, which are protected by Policy EP2. The coastal economy at Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects.

There are four housing allocations, two business and industrial allocations, one mixed use allocation and four redevelopment allocations within Eyemouth. The redevelopment allocation (REYEM007) has been brought forward as part of the current LDP. Roads infrastructure has been put in place within the allocated business and industrial sites (BEYEM001 and zEL6) to the south east. This provides an opportunity for businesses to locate within Eyemouth. The housing allocation (BEY1) at Barefoots which adjoined the Caravan Park has been removed from the Plan, at the request of the landowner.

A Core Activity Area is identified within Eyemouth which covers a block of the High street to the corner with Chapel Street and part of the block opposite to the corner with Renton Terrace. The Core Activity Area represents the core area for public activity in Eyemouth.

## CHANGING CONTEXT

The Northburn Caravan Park has expanded in recent years, with additional pitches to the north west of Eyemouth. This continues to contribute towards the economy of not only Eyemouth but the wider area.

## PREFERRED AREAS FOR FUTURE EXPANSION

The roads on either side of the Harbour area are at risk of coastal and fluvial flooding. The Netherbyres Gardens and Designed Landscape is located to the south of the settlement boundary and development is constrained here to protect the status and historic character of the area, as well as the contribution to the fine setting of the town along its western edge. Future development is constrained to the south east by the elevation, exposure on the open slopes and by the role that the ridges make in containing and providing a robust edge to the settlement. Land is constrained to the south west by the steep gradients and high visibility of the landform, while land to the west is constrained by the exposure and visual impact of development, which would breach the ridges and skyline. Areas to the south and west of the A1107 are therefore likely to be protected from development. A potential constraint to the future growth of Eyemouth is the surrounding prime agricultural land.

## KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans 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 SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEY2B	Acredale Farm Cottages	9.6	244
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
BEY15B	Gunsgreenhill	3.3	66
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AEYEM006	Gunsgreenhill Site C	4.7	12
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AEYEM007	Gunsgreenhill Site B	7.9	120
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL6	Hawk's Ness	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED10</li> <li>• Take cognisance of the existing infrastructure that is laid out on the site</li> <li>• Avoid adverse effects on the Berwickshire Coast Special Landscape Area</li> <li>• Provide for the long term maintenance of landscaping, including structure planting to the north and south of development</li> <li>• Ensure the integrity of the two rights of way are maintained</li> <li>• Take cognisance of the approved Gunsgreenhill, Eyemouth – Planning Guidance.</li> </ul>			
BEYEM001	Gunsgreenhill	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Refer to approved Planning Brief.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL47	Acredale Industrial Estate	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL63	Eyemouth Industrial Estate	3.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MEYEM001	Gunsgreen Mixed Use	6.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			

## REDEVELOPMENT

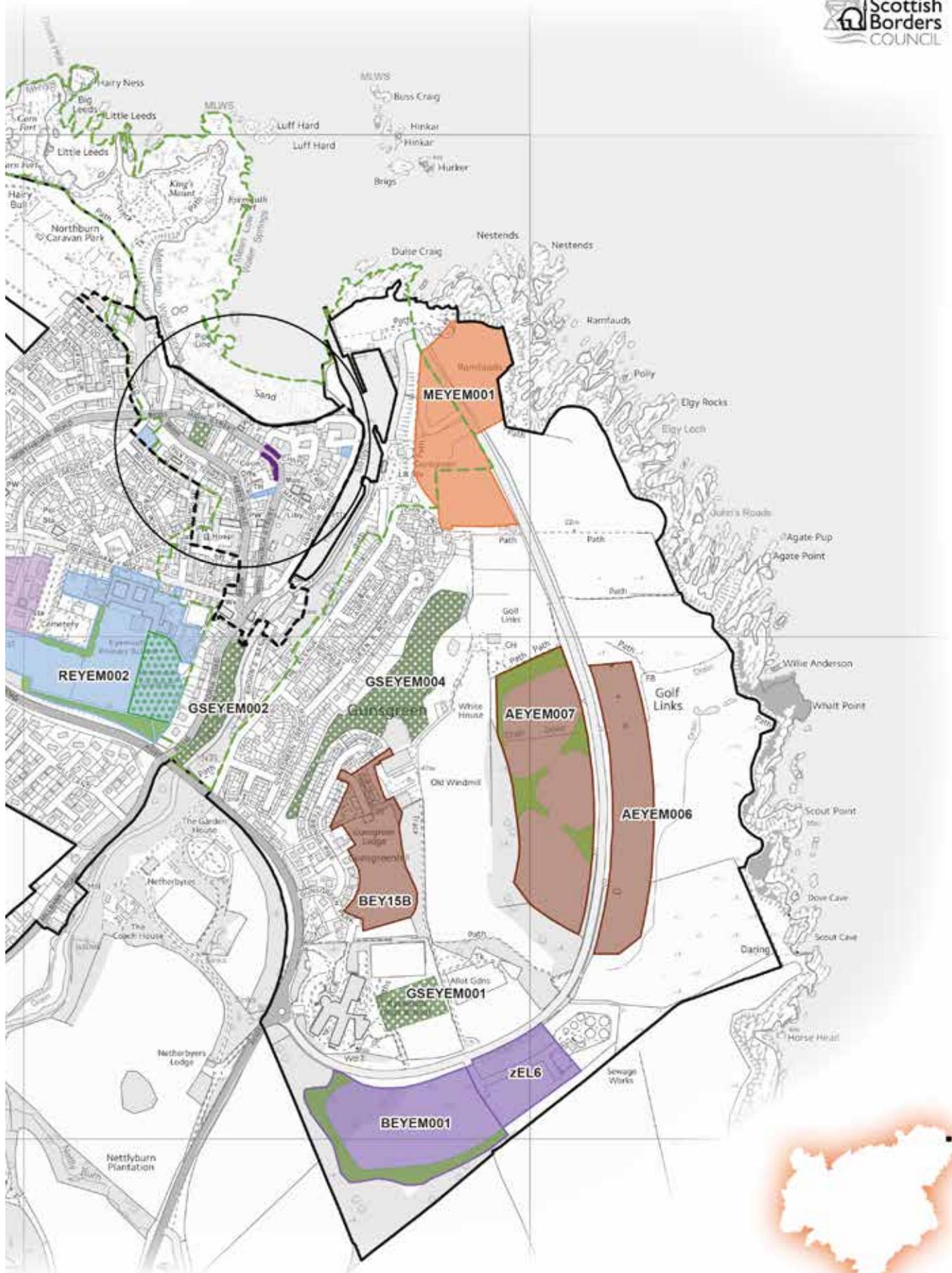
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
REYEM002	Former Eyemouth High School	7.7	90
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
REYEM003	Gasholder Station	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Possible contamination will need to be investigated</li> <li>Roads Planning team would need to be consulted on access</li> <li>Cognisance of the adjacent Conservation Area.</li> </ul>			
REYEM005	Whale Hotel	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Consideration of potential coastal flood risk</li> <li>Efforts should be made to ensure that the category C Listed Building is re-used</li> <li>Demolition will only be considered if there are overriding environmental, economic, social or practical reasons</li> <li>It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.</li> </ul>			
REYEM007	Former Town Hall	0.08	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Flood Risk Assessment required</li> <li>Assessment of ecology impacts and provision of mitigation, where appropriate</li> <li>The front of the Category B listed building should be retained, however there is scope for the redevelopment of the hall to the rear</li> <li>Archaeology evaluation/mitigation may be required.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEYEM001	Eyemouth High School	1.0
GSEYEM002	River Walk	1.0
GSEYEM003	Eyemouth Cemetery	0.2
GSEYEM004	Gunsgreen Planting	3.0
GSEYEM005	Eyemouth Recreation Ground	0.8







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# SETTLEMENT PROFILE

## FOULDEN

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
275



### PLACEMAKING CONSIDERATIONS

Foulden has a stunning setting, lying in an area of sloping arable lowland where the Tweed Valley meets the Northumberland Plain. Foulden is in two parts with the western part characterised by a row of cottages and a war memorial on the north side of the A6105. The eastern part lies on the southern side of the A6105 and is characterised by housing development. The Ha-Ha to the west was created to maximise the views.

The Conservation Area of Foulden includes the single linear built form of the original settlement. Properties tend to be single storey or a storey and a half and mostly front onto the raised pavement. Traditional building materials such as slate, terracotta tiles, sand and whin stone and architectural detailing such as gable brick dormers, skews and quoins prevail. The collective contribution of the built form helps create the character of the Conservation Area. Any development must aim to respect the character of the wider area and the individual buildings.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for any long-term development is the area south of Kerrigan Way dependent on providing suitable road access, consideration of the Ancient Woodland Inventory and investigation of flood risk. Development to the north and south of the settlement will be resisted, particularly at the Conservation Area. The surrounding area is prime agricultural land.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUL001	War Memorial and Green	0.5
GSFOUL002	Recreation and Play Area	2.1



# SETTLEMENT PROFILE

## FOUNTAINHALL

HOUSING MARKET AREA  
Northern



LOCALITY  
Eildon



POPULATION  
202



### PLACEMAKING CONSIDERATIONS

Fountainhall is of primarily a residential character and has been developed in a linear form running north-west to south-east. Set within the Pastoral Upland Valley of the Gala Water, Fountainhall has many significant views both within and outwith the settlement. The majority of the properties with the exception of those recently built, are constructed of traditional materials such as stone and slate which provides Fountainhall with considerable character.

The Plan identifies the playing field to the south west of the settlement for protection as an important recreational facility for the community.

The Plan provides one housing allocation to the south west of the village.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

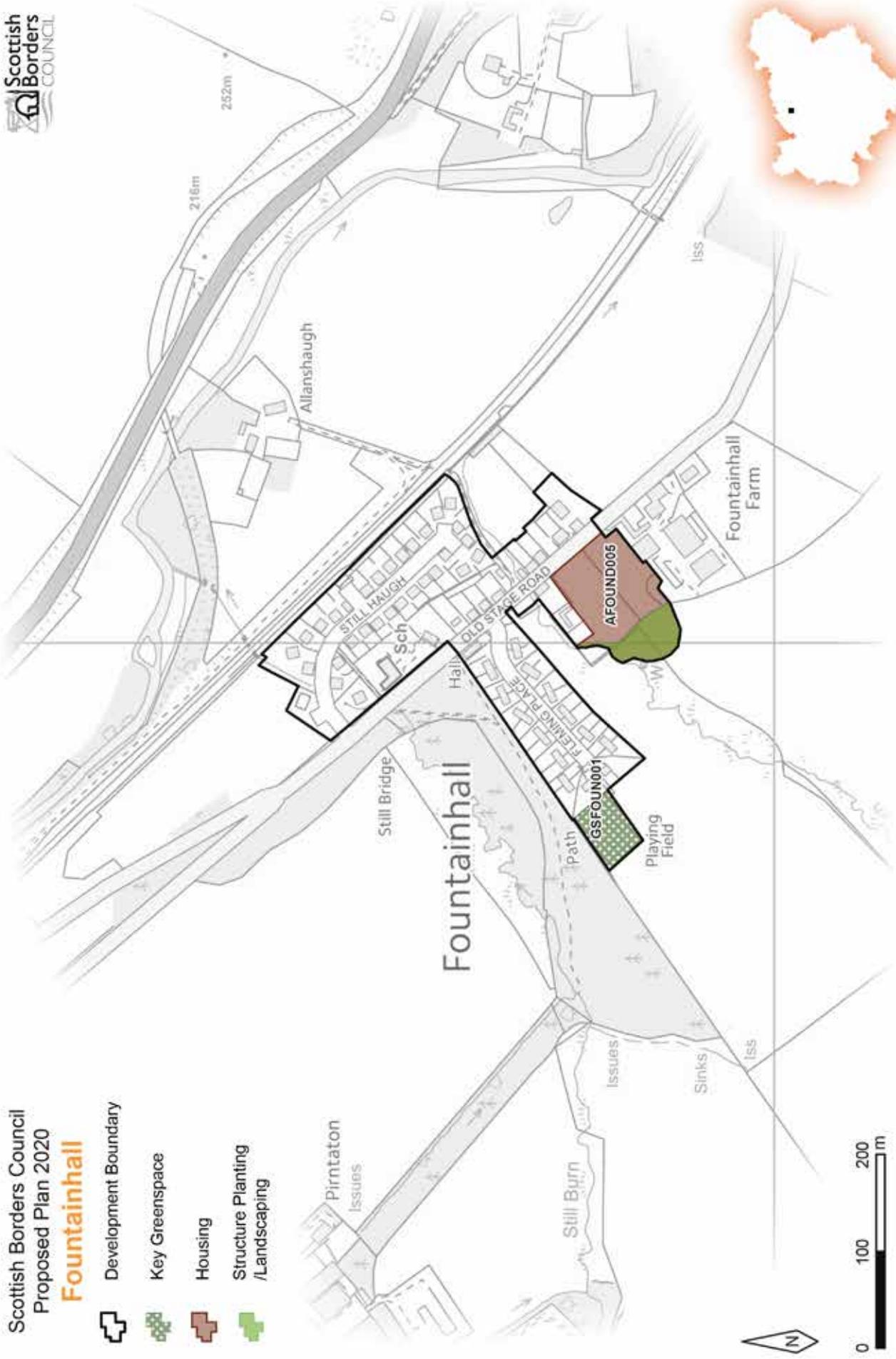
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AFOUN005	South Fountainhall	1.1	6
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUN001	Playing Field	0.3

**Fountainhall**

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



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# SETTLEMENT PROFILE

## GALASHIELS

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
12,982



### PLACEMAKING CONSIDERATIONS

Galashiels is in the heart of the Borders and is recognised as a key principal town in providing services, employment and retail offers to a wide catchment area. The town is home to a number of public agencies as well as a part of Heriot-Watt University. An inner relief road has been developed in recent years to ease traffic congestion and flow and the reopening of the Borders Railway, with its key stop at the newly formed Transport Interchange, has brought opportunities to develop the town with the redevelopment of redundant buildings and the creation of jobs. The arrival of visitors at the Transport Interchange should continue to increase vibrancy and footfall in the town centre.

There has been significant growth and change in recent years and the town has been successful in attracting both housing developers and major retailers. There are a number of redevelopment opportunities as well as edge of settlement housing developments. However the topography of the town together with road capacity constraints poses significant challenges for future growth.

The character of Galashiels is mainly established by its town centre and its setting in the steep sided river valley of the Gala Water. The town centre is on the valley floor and is characterised by narrow streets, dating from the nineteenth century, punctuated by public buildings such as the Council Offices and nineteenth century churches.

The River Tweed, to the east, and the Gala Water are part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Galashiels Conservation Area includes Bank Street, High Street, Overhaugh Street, Bridge Street and Channel Street along with a number of linking streets. The majority of the main streets run along the valley bed, northwest to southeast. The most important visual focal points are the Bank Street Gardens and around the Cornmill Square.

Galashiels is the main shopping centre in the Scottish Borders, aided by recent retail developments. The Core Activity Area has been reduced in order to promote opportunities for complementary uses within the town centre.

The Plan takes forward one additional new housing site at Netherbarns, with an indicative capacity of forty five dwellinghouses.

Galashiels has six primary schools at Balmoral, Burgh, Glendinning, Langlee, St Peter's and St Margaret's RC. With the exception of Langlee, all schools have been assessed as being in poor condition with accommodation that is not flexible enough to deliver the requirements of a 21st Century curriculum. Analysis of school catchments and rolls has also shown that some have high occupancy

levels while others are below capacity. Across all settings a high proportion of pupils attend schools which are not their catchment school. The Council is currently investigating the potential for co-location and sharing opportunities across the town's primary estate. The Council has also agreed to replace the existing high school and plans for this are progressing for a new secondary campus which is expected to be located on the site currently occupied by Galashiels Academy.

The Galashiels Flood Protection Scheme was completed in 2014 and protects the town from flooding from the Gala Water. Works were undertaken at the Wilderhaugh/Plumtree area to protect the town centre to a 1 in 75 return period level of protection. Significant works were also undertaken at Netherdale adjacent to the watercourse to protect the area to a 1 in 200 plus climate change level of protection. This work has provided increased protection to 140 properties and significantly reduced the flood risk throughout the town. The Flood Prevention Scheme was taken forward under the Flood Prevention (Scotland) Act 1961.

Easter Langlee has operated as a key waste management site for the whole of the Scottish Borders since the 1970s, with landfill and waste management operations. A new waste transfer station has recently become operational at the site, diverting the majority of collected domestic and commercial waste away from landfill. This replaces the landfill operation which will be capped.

There are ten areas, including Bank Street Gardens, Gala Park, Victoria Park and sports fields and allotments, identified as key greenspaces.

## CHANGING CONTEXT

As part of the Borders Railway Blueprint Programme, a Masterplan was developed for Galashiels in 2018, to show the key areas for opportunity and development in the town. The Masterplan sets out a medium to long term strategy for the community with the recognition of spaces for commercial, retail, residential and community facilities as well as townscape improvements. The proposals set out within the Masterplan would be considered through the Local Development Plan policies relating to infill development primarily and elements of the masterplan will be developed further. The new Tapestry building in Channel Street is currently under construction and is expected to be open in Spring 2021. It will be a key catalyst in regenerating the town centre.

## KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## PREFERRED AREAS FOR FUTURE EXPANSION

The Plan identifies land at Hollybush Valley, to the south west of the settlement, for potential longer term mixed use development. This area will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

The option of a bypass for Galashiels maybe investigated in the future, both to alleviate traffic congestion in the centre of the town and to enable future development.

The area at Easter Langlee Mains is currently not appropriate for longer term development, but can be reconsidered in future Local Development Plan reviews depending on the development of waste disposal and recycling related facilities in the surrounding area and the requirement to upgrade the Langlee access road.

Development on the hills and woodlands north of the Development Boundary from Ladhope Crescent to Broom Drive will be resisted if it will impact on the setting of the town.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EGL13B	Crotchetknowe	12.7	75
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
EGL16B	South Crotchetknowe	1.4	14
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access from B6374 (Melrose Road) to the north</li> <li>Existing trees to be retained where possible. Construction works and development to be a minimum of 15 metres from the base of mature trees</li> <li>Existing boundary wall feature to be retained where possible</li> <li>Amenity of neighbouring residential properties must be safeguarded</li> <li>Pedestrian link to be provided to Glenfield Road East.</li> </ul>			
EGL17B	Buckholm Corner	4.4	60
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief</li> <li>Consider the potential for culvert removal and channel restoration.</li> </ul>			
EGL19B	Mossilee	3.8	120
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View</li> <li>Layout and design should minimise visual impact from the open countryside</li> <li>Existing trees on northern and western boundaries of site to be retained and protected</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development</li> <li>Consider the potential for culvert removal and channel restoration.</li> </ul>			
EGL20B	Grange	0.9	13
Site Requirements			
<ul style="list-style-type: none"> <li>Existing trees protected by Tree Preservation Order must be retained</li> <li>Preferred vehicular access off Craigpark Gardens</li> <li>Amenity of existing neighbouring residential properties must be safeguarded.</li> </ul>			
EGL32B	Ryehaugh	2.6	10
Site Requirements			
<ul style="list-style-type: none"> <li>Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site</li> <li>Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>Access onto A7 to be within vicinity of existing access with relevant upgrades</li> <li>Development of site must provide access to EGL200.</li> </ul>			
EGL41	Buckholm North	8.7	180

<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief</li> <li>Consider the potential for culvert removal and channel restoration.</li> </ul>			
EGL42	Forest Hill	2.5	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
EGL43	Balmoral Avenue	0.5	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Landscape buffer to the north, south and west to minimise visual impact from the open countryside</li> <li>Access from Balmoral Avenue to east</li> <li>Existing trees to east are protected by a Tree Preservation Order. This must be given due consideration in provision of access.</li> </ul>			
EGL200	North Ryehaugh	1.7	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Access to be provided through adjoining site to south (EGL32B). Access immediately from the A7 will not be appropriate</li> <li>Appropriate structure planting to be provided</li> <li>Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site.</li> </ul>			
AGALA017	Coopersknowe Phase 4	2.1	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>New vehicular access road from the north</li> <li>Retention of the mature tree on the eastern boundary of the site</li> <li>Provision of a SUDS feature</li> <li>Landscape planting in an open space to the south west and in the SUDS area</li> <li>Long term maintenance of landscaped areas to be addressed.</li> </ul>			
AGALA024	Easter Langlee Expansion Area	25.2	450
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief and Masterplan for the site as well as the existing planning permission.</li> </ul>			
AGALA029	Netherbarns	7.3	45
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>A Masterplan to be developed for the site</li> <li>Surface water runoff, drainage and SUDS require to be considered</li> <li>A Flood Risk Assessment as required by SEPA</li> <li>Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Reinforcement required to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House</li> <li>A Transport Assessment is required</li> <li>Connecting paths to core path 189 (Southern Upland Way) and existing pavements are required</li> <li>Early engagement with Scottish Water required</li> <li>A Water Impact Assessment is required.</li> </ul>			

AGALA037	Former Castle Warehouse Site	0.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• The existing mature woodland along the northern boundary and on the eastern part of the site must be retained and protected. A tree survey is required to establish the developable area of the site</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues</li> <li>• Archaeology investigation/mitigation is required</li> <li>• Transport Statement will be required to address sustainable travel and street connectivity</li> <li>• The street is adjacent to an existing business and industrial site and the railway line. This must be considered in the design and layout of development.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGALA002	Galafot	2.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicular access onto the site from the road to the east</li> <li>• Development should conserve and enhance the natural heritage interest of the Gala Water, to the north, part of the Tweed Special Area of Conservation</li> <li>• Potential contamination from the former gas works should be investigated and mitigated</li> <li>• Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed.</li> <li>• A flood risk assessment is required for the site</li> <li>• The tree belt to the west of the site should be retained and managed as it screens the site from the playing fields. Where possible trees should be planted and maintained along the north of the site to screen it from the minor road and pathway.</li> </ul>			
BGALA006	Land at Winston Road I	2.5	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Surface water mitigation required</li> <li>• Flood Risk Assessment as requested by SEPA</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings</li> <li>• Health and Safety Executive consultation required in respect of underground gas pipeline</li> <li>• A Water Impact Assessment is required</li> <li>• Odour from the nearby Sewage Treatment Works to be mitigated in discussion with the Council's Environmental Health Officer</li> <li>• Appropriate boundary planting to be provided, particularly along the southern and eastern boundaries of the site</li> <li>• Care should be taken not to damage the river banking as part of any development</li> <li>• Consideration must be given to bridge and culvert structures within and adjacent to the site.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL38	Easter Langlee Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL40	Netherdale Industrial Estate	6.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>Refer to approved Planning Brief</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
zEL41	Huddersfield Street Mill	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
zEL42	Wheatlands Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
BGALA003	Langhaugh Business and Industrial Safeguarding	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGALA002	South of Coopersknowe	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>New vehicular access road from the housing site to the north or the employment land to the west</li> <li>The south eastern part of the site will be required for a new roundabout at the junction of Melrose Road and the Langshaw road</li> <li>Retention of mature trees and replacement planting along the Melrose Road and western boundary</li> <li>Potential contaminated land from agricultural activity should be investigated and mitigated</li> <li>Long term maintenance of landscaped areas to be addressed.</li> </ul>			
MGALA003	Winston Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site from Winston Road</li> <li>Creation of good quality building elevations along the Winston Road and Melrose Road elevations</li> <li>Screen the site from the adjacent electricity substation and abattoir to the south with tree/hedge planting</li> <li>Long term maintenance landscaped areas to be addressed.</li> </ul>			

## POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGALA005 and SGALA016	Hollybush Valley	TBC	N/A
Site Requirements			
<p>The Hollybush areas will be subject to further assessment and will require a Masterplan to ensure a coherent and holistic approach to allow their future consideration. The site would form part of a new district for the settlement as it is separated from it by the Gala Hill woodland. High quality design is required to create its own identity. The following requirements will need to be met within the Masterplan:</p> <ul style="list-style-type: none"> <li>• Identified as preferred longer term development area subject to a transport appraisal and major roads issues to be addressed including: new road through the Policies on Balmoral Avenue side; subsidiary access through Balmoral Avenue; upgrade of Hollybush Road through Gala Hill; upgrade of Hollybush Road on southern side of Gala Hill; and upgrade of Yair Junction onto A7</li> <li>• Residential, employment and community uses would be appropriate in this area</li> <li>• A flood risk assessment may be required because a small area in the east of the Hollybush site is in a flood risk area</li> <li>• Conservation and management of existing woodland adjacent to and in the area. These include the Gala Policies, Gala Hill, Stannis Plantation and copses in the west of the Hollybush area. Conserve hedges and field trees. Create single trees in the south and west of Hollybush to enhance these areas</li> <li>• New woodland structure planting to the west of Mossilee West and to the south, west and east of Hollybush to contain the area. Open space on the steeper slopes in the north of Hollybush</li> <li>• Conserve existing wetland areas in the south west of Hollybush and create Sustainable Urban Drainage System (SUDS) there and in the north</li> <li>• Archaeological Sites and Monuments Record sites should be evaluated and mitigated. These include the Picts Work Ditch/Catrail on the west of Hollybush; a well to the west of Hollybush and an old road running east to west. These should be excluded from development</li> <li>• Retain the Southern Upland Way pathway through Hollybush and create new circular countryside paths around the site</li> <li>• Long term maintenance of landscaped areas to be addressed</li> <li>• Ecological survey to be undertaken and appropriate mitigation measures recommended</li> <li>• An open space and outdoor recreational strategy for the area.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR04	Plumtreehall Brae	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Improvements to access to the A7 required</li> <li>Flood risk assessment may be required.</li> </ul>			
zR06	Roxburgh Street	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained. Any extensions, alterations, new building and associated landscaping should be designed sympathetically to this setting</li> <li>The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area, which covers the northern section of the site.</li> </ul>			
zR024	Heriot-Watt Halls of Residence	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Majority of site redeveloped for student accommodation, although remainder of site remains suitable for redevelopment</li> <li>Existing access off Tweed Road to serve remainder of site</li> <li>Existing trees within site to be retained where possible</li> <li>Amenity of existing residential properties to be safeguarded.</li> </ul>			
zR0202	Melrose Road	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RGALA001	Site of Former St Aidans Church	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Any new buildings should consider views from the Galashiels Conservation Area at Bank Street</li> <li>Flood risk assessment may be required.</li> </ul>			
RGALA002	Vacant buildings at Kirk Brae	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Assessment of any impact on nature conservation will be required</li> <li>The character and setting of the C Listed Buildings which occupy the site must be protected and retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this character and setting</li> <li>Parking requirements must be met within the site</li> <li>It is expected that the buildings will be put back into residential use.</li> </ul>			

zCR2	Huddersfield Street/Hill Street	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
zCR3	Stirling Street	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

## EDUCATION

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zED2	Heriot Watt University - Netherdale Campus	2.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is an education safeguarded site as defined in Policy IS17.</li> </ul>			

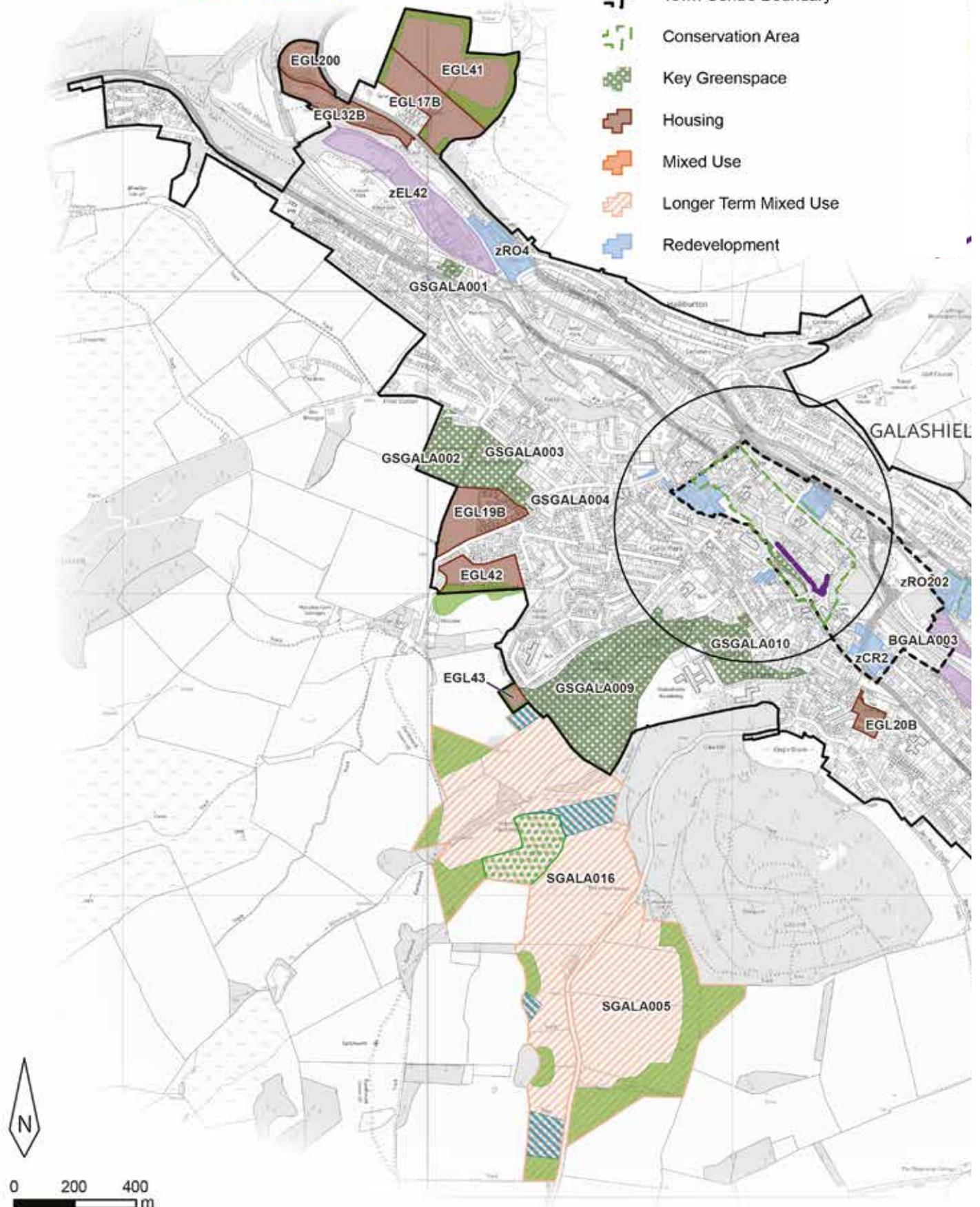
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGALA001	Wood St. Allotment	0.3
GSGALA002	Manse Road Cricket Ground	2.8
GSGALA003	Manse Road Park	2.6
GSGALA004	Mossillee Allotment	0.6
GSGALA005	Public Park	2.7
GSGALA006	Tweed Road	6.6
GSGALA007	Galashiels RFC	3.3
GSGALA008	Bank Street Gardens	0.4
GSGALA009	Gala Policies	13.4
GSGALA010	Scott Park	3.8



Scottish Borders Council Proposed Plan 2020  
**Galashiels**

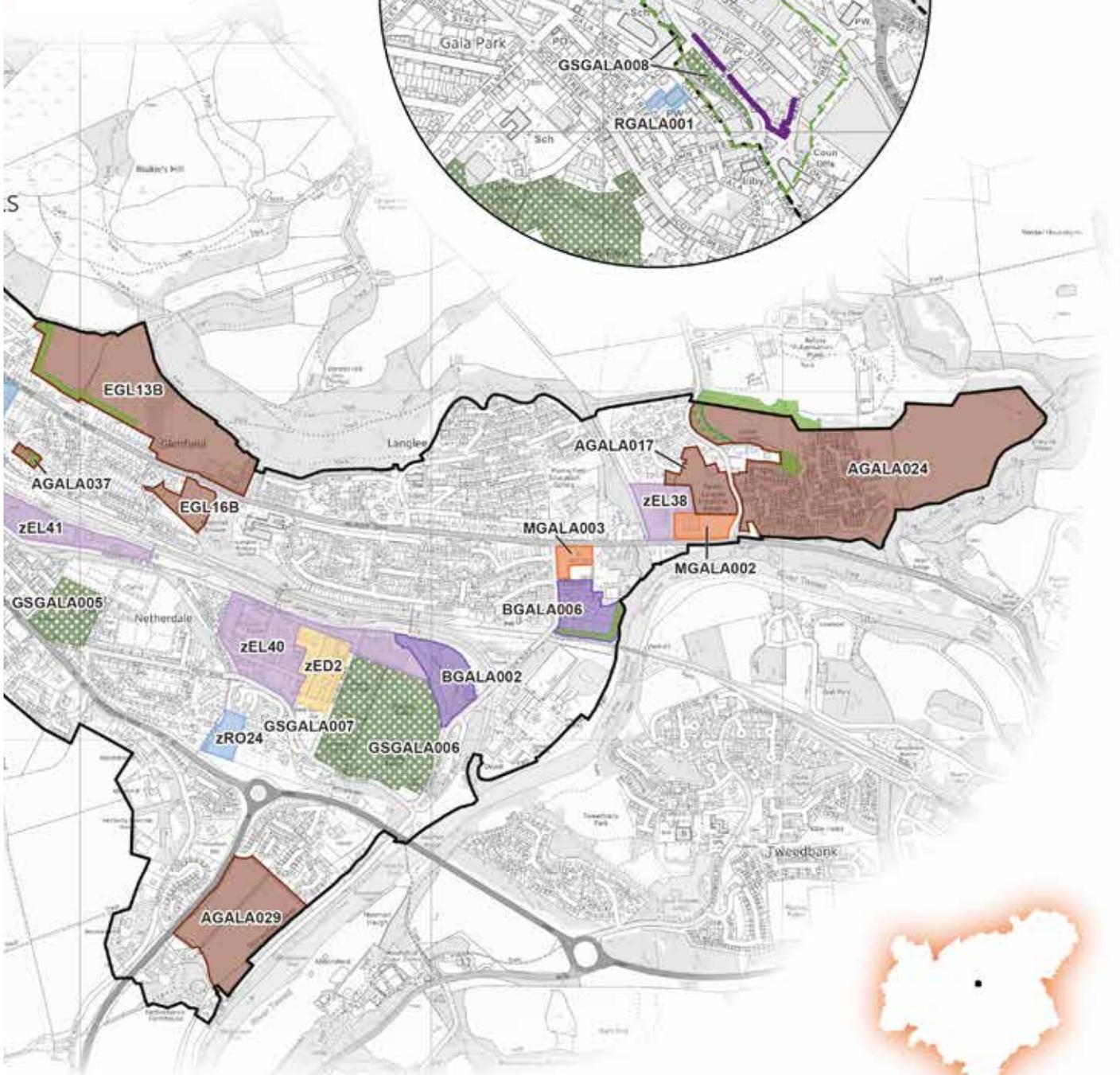
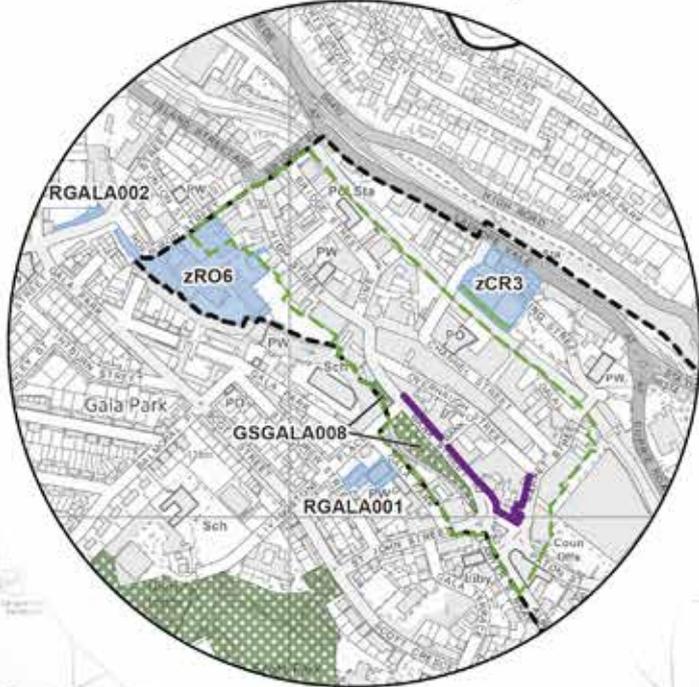
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment



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-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Education Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping

### Town Centre Inset



# SETTLEMENT PROFILE

## GATTONSIDE

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
461



### PLACEMAKING CONSIDERATIONS

Gattonside benefits from an attractive setting in the Tweed Valley. It is viewed from many points across the valley; particularly prominent are the fields and land to the north side of the main road. The tree lined avenue around the southern edge of the village and down towards the footbridge to Melrose adds much to its setting as do the open fields between the village and the Tweed.

The Conservation Area of Gattonside takes in much of the settlement. Narrow winding streets and paths all contribute to the distinctive spatial identity of Gattonside. Properties tend to be one and a half to two storeys in height but there are also a few single storey properties within the Conservation Area.

Traditional building materials prevail within the Conservation Area and architectural details contribute to the sense of place. It is recommended that any alterations or new development within the Conservation Area should contribute to the retention of its character.

The quality of the countryside around Gattonside is recognised by its inclusion in the Eildon and Leaderfoot National Scenic Area.

The Plan includes a large site for residential development at St. Aidans and a smaller residential site east of Montgomerie Terrace. Further development sites will not be promoted during the plan period as the sensitive character and setting of Gattonside must be protected from overdevelopment.

There are two areas of key greenspace identified in the village, at The Triangle and the School Wynd.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGATT007	St Aidans	3.8	40
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Careful consideration will be required to establish the point of access from the B6360 (Main Street)</li> <li>Pedestrian / cycle link to be provided to Baker's Road</li> <li>The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting</li> <li>Site was formerly a designed landscape associated with Gattonside House and this would need to be explored prior to development. The mature trees within the site and on the surrounding boundary must be protected wherever possible</li> <li>Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials</li> <li>Open space must be provided to allow breathing space within the site and provide recreational facilities</li> <li>Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats.</li> </ul>			
EGT10B	Orchard	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Existing perimeter hedgerows and trees to be retained where possible</li> <li>Vehicular and pedestrian access to be taken from Montgomerie Terrace</li> <li>Residential amenity of adjoining residential properties to be safeguarded</li> <li>The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGATT001	Gattonside	0.1
GSGATT002	The Triangle	0.06



# SETTLEMENT PROFILE

## GAVINTON

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
189



### PLACEMAKING CONSIDERATIONS

Gavinton is an estate village intentionally set out around its Green in the 18th Century. Sited on a relatively flat area of land, the village benefits from attractive views, particularly of the surrounding gently rolling land, with large arable and pasture fields.

The Conservation Area is laid out in two short terrace rows and is centred on the rectangular green, surrounded by single and two-storey properties. Building materials that prevail are sandstone, harling and slate. The architectural details include sash and case windows, transom lights and rybats. These elements of the built fabric help form the character of the Conservation Area. Any new development or alterations must therefore aim to respect the individual buildings, the wider layout of the Conservation Area and take account of the features listed.

There is a large housing allocation in Gavinton on the western side which was added as part of the Local Plan Examination. This site has yet to be developed.

### PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for longer term development is the area to the north of the settlement. The area to the south of the settlement should be protected from further development. The area surrounding Gavinton is prime agricultural land.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

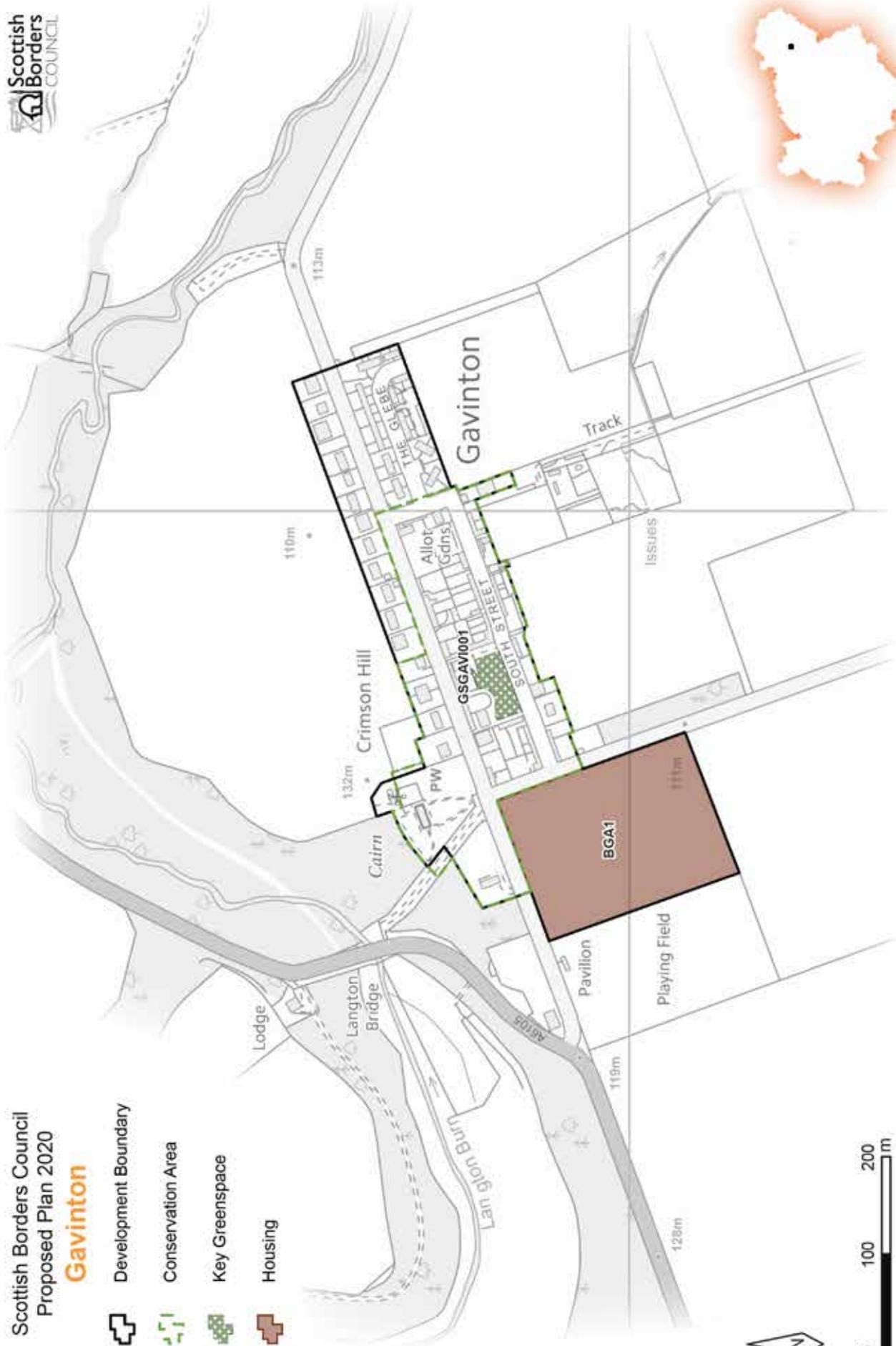
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGA1	West Gavinton	3.2	45
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGAVI001	Village Green	0.2

**Gavinton**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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# SETTLEMENT PROFILE

## GORDON

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
454



### PLACEMAKING CONSIDERATIONS

Gordon is a 19th Century village that was formed along the Main Street and Station Road that crosses it. Sited on a relatively flat area of land, Gordon benefits from attractive views within and out of the settlement. The surrounding landscape is gently sloping with large arable and pasture fields.

There are two housing allocations in Gordon, the most recent (AGORD004) has been brought forward as part of the current Plan.

### PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north of the settlement will be resisted beyond the existing settlement boundary. A potential constraint to the expansion of Gordon is the surrounding prime agricultural land.

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG09D	Larger Glebe	1.2	18
Site Requirements			
<ul style="list-style-type: none"> <li>• Amenity of the property adjacent to the south west corner and the properties on the other side of Manse Road should be protected through satisfactory planting</li> <li>• Cognisance of the Tree Preservation Order to the west of the site</li> <li>• Access should be taken from the Manse Road, in line with guidance from the Council's Roads Planning team</li> <li>• Property orientation should take advantage of the southerly aspect of the site.</li> </ul>			
AGORD004	Land at Eden Road	1.5	25
Site Requirements			
<ul style="list-style-type: none"> <li>• Protection of existing boundary features, including the existing trees on the verge/fence line, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Extension of existing footway infrastructure along the frontage of the site</li> <li>• Landscaping to assist with integrating the development into the location. The long term maintenance of any landscaped area must be addressed</li> <li>• A Transport Statement is required for any development</li> <li>• Early engagement with Scottish Water, in respect of the WWTW.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGORD001	Kelso Road	0.3

Scottish Borders Council  
Proposed Plan 2020

**Gordon**

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



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# SETTLEMENT PROFILE

## GRANTSHOUSE

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
129



### PLACEMAKING CONSIDERATIONS

The settlement pattern of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. Grantshouse is predominantly of a residential character and benefits from the many attractive open fields that give it a countryside setting.

A housing allocation has been brought forward as part of the current Local Development Plan (AGRAN004), located to the north east of the village.

### PREFERRED AREAS FOR FUTURE EXPANSION

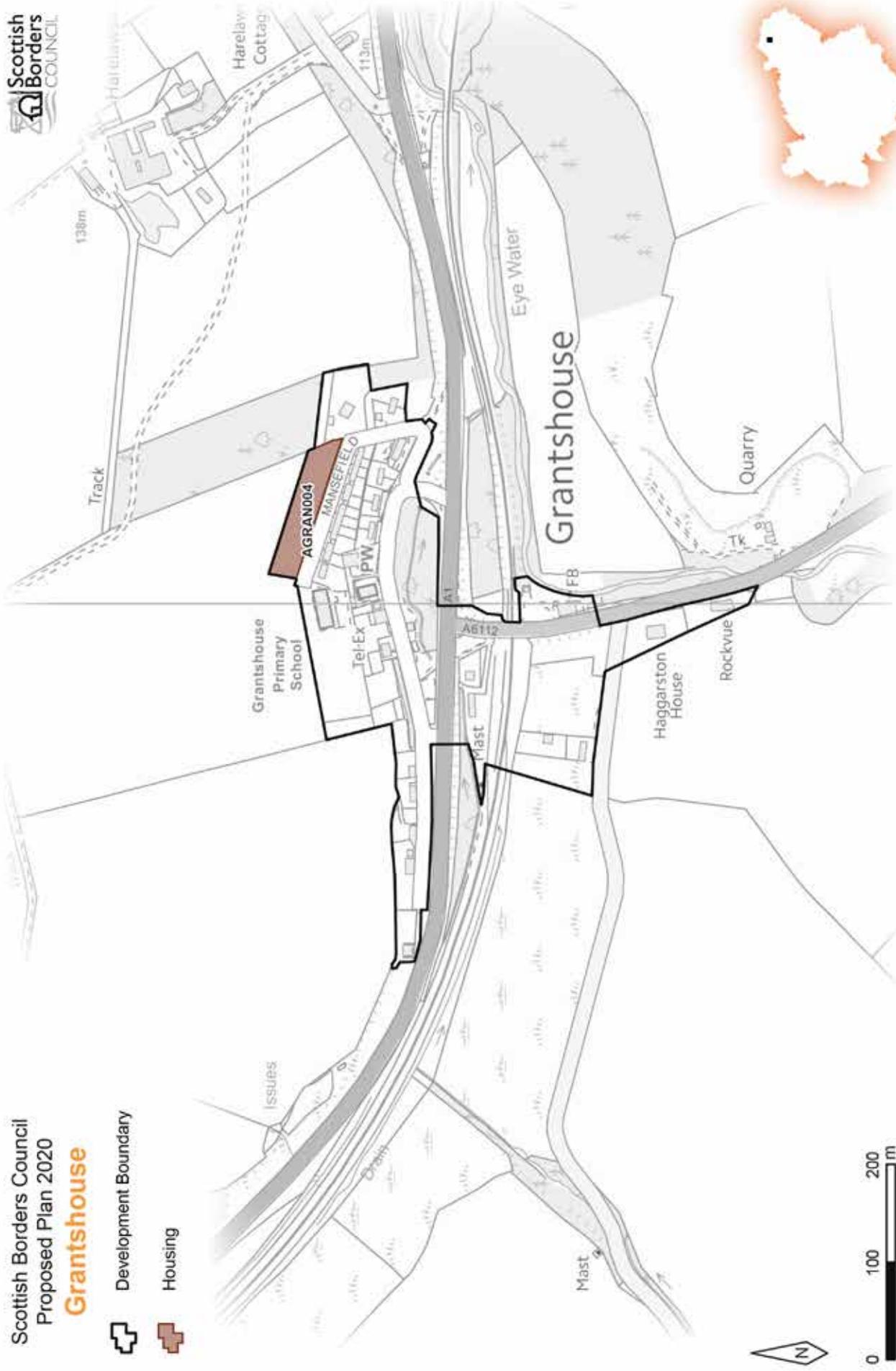
Development to the south will be resisted as this would severely compromise pedestrian safety, due to the proximity of the A1. Other potential constraints to the expansion of the village include the surrounding prime agricultural land and an area of flood risk to the south.

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGRAN004	Land North of Mansefield	0.4	8
Site Requirements			
<ul style="list-style-type: none"> <li>• Consideration must be given to surface water runoff issues, to ensure adequate mitigation</li> <li>• Early contact with Scottish Water in respect of WWTW</li> <li>• Protect existing boundary features, where possible</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, where appropriate.</li> </ul>			

**Grantshouse**

-  Development Boundary
-  Housing



# SETTLEMENT PROFILE

## GREENLAW

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
653



### PLACEMAKING CONSIDERATIONS

Greenlaw is located in the hills at the edge of the Lammermuirs with the Blackadder Water running through the town. The settlement originally developed along the High Street, however there have been subsequent developments along Duns Road to the north, marked by post-war Council housing, businesses and a caravan park. There has been further residential development along Wester Row to the south west and Marchmont Road to the east.

The Conservation Area is concentrated along the High Street and around The Square. The majority of properties along the High Street are built to the footpath which contributes to the character of Greenlaw. Properties are generally built in short rows and there is a range of storey level and styles. Building materials such as sandstone, slate and pantiles; and architectural details such as transom lights, sash and case windows and pilasters contribute significantly to the character of the area. Any new development must aim to positively contribute to the character of the Conservation Area.

The Greenlaw former Town Hall is a Category A Listed Building and sits on the corner with Duns Road and The Square, within the key greenspace 'The Green'. The building has seen significant investment in recent years and undergone restoration. The building contributes to the character and appearance of the Conservation Area and the wider settlement.

There are a number of housing allocations within Greenlaw, which are yet to be developed. An additional housing allocation has been brought forward as part of the current Plan (AGREE009), located on a brownfield site to the east of Greenlaw. A former mixed use allocation has also been brought forward as a business and industrial allocation (BGREE005), which will provide opportunities for businesses to locate within Greenlaw.

### KEY INFRASTRUCTURE CONSIDERATIONS

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.

## PREFERRED AREAS FOR FUTURE EXPANSION

The area at Halliburton Road (SGREE003) is the preferred area for potential longer term development. The area will be subject to further assessment, and will require a future Masterplan to ensure a coherent and holistic approach. A potential constraint to future development to the south, particularly surrounding Greenlaw Mill Farm, is at flood risk.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG200	Marchmont Road	1.0	25
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AGREE004	North of Edinburgh Road	0.6	15
Site Requirements			
<ul style="list-style-type: none"> <li>Main vehicular access route will be from Edinburgh Road</li> <li>Provide for future vehicular links to the longer term development area to the north</li> <li>Affordable housing provision on site</li> <li>Provide footway link to the centre of Greenlaw</li> <li>Existing landscape features to be conserved.</li> </ul>			
AGREE006	Marchmont Road II	3.2	60
Site Requirements			
<ul style="list-style-type: none"> <li>Main vehicular access route will be from Marchmont Road</li> <li>A woodland buffer to contain the site and create new woodland walks linking the development with the surrounding countryside</li> <li>Pedestrian access into the centre of the settlement</li> <li>Potential improvements to Church Hill junction supporting the provision for alternative vehicular access into the site</li> <li>Creation of parking opportunities for residents adjacent to the site</li> <li>Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>Evaluation and mitigation of any impact on the River Tweed SAC</li> <li>Interim landscape buffering if site is developed in stages</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>Other vehicular links to the site and the mitigation of increased traffic flows in the area, including along Marchmont Road, will be evaluated through a Transport Assessment.</li> </ul>			

AGREE009	Poultry Farm	2.3	38
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Flood Risk Assessment is required and consideration must be given to any surface water runoff</li> <li>• Protect boundary features, where possible</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Potential for archaeology, investigation and mitigation may be required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed SAC/SSSI</li> <li>• A number of access points are achievable along the northern boundary of the site</li> <li>• Transport Statement will be required</li> <li>• Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment is required, in respect of WWTW</li> <li>• Water Impact Assessment is required, in respect of WTW</li> <li>• Potential contamination on the site to be investigated and mitigated, where required.</li> </ul>			

### POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGREE003	Halliburton Road	3.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A Masterplan to be developed for the site</li> <li>• Vehicular access from the A697 (Edinburgh Road) to the south via the approved affordable housing site AGREE004. Pedestrian/cycle link to Halliburton Road is required and vehicular access via Halliburton Road should not be ruled out, but will require junction improvements at the A697</li> <li>• Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary</li> <li>• Enhancement to the tree belt on the west side of the site</li> <li>• Open space at the top of the site to protect potential archaeology and prevent unattractive ridgeline</li> <li>• Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>• Interim landscape buffering if site is developed in stages</li> <li>• Further assessment of developer contributions for the new Berwickshire High School will be required and Greenlaw Primary School may be required</li> <li>• The long term maintenance of landscaped areas must be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGREE005	Land South of Edinburgh Road	1.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Transport Statement is required for any development</li> <li>• Consideration must be given to surface water runoff and any flood risk</li> <li>• Protect existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW</li> <li>• Amenity of adjacent residential properties should be considered through appropriate screen planting</li> <li>• Planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105</li> <li>• Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site</li> <li>• Long term maintenance of landscaped areas to be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL22	Duns Road Industrial Estate	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGREE003	Former Extension to Duns Road Industrial Estate	0.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Any scheme proposed should be of a suitable mixed use nature i.e. involve complementary uses and consider the interaction of different uses on site</li> <li>• Vehicular and pedestrian access should be taken from the A6105 (Duns Road) in line with advice from the Roads Planning team</li> <li>• Screen planting to the north and east to screen the development from approaches to Greenlaw from the north and to define a settlement edge</li> <li>• Amenity of the neighbouring residential properties and business should be considered through satisfactory screen planting</li> <li>• Orientation of buildings to take advantage of the southerly aspect of the site.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGREE001	WS Happer Memorial Park	3.2
GSGREE002	The Green	0.6

### Greenlaw

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting / Landscaping



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# SETTLEMENT PROFILE

## HAWICK

HOUSING MARKET AREA  
Central



LOCALITY  
Teviot & Liddesdale



POPULATION  
14,353



## PLACEMAKING CONSIDERATIONS

Hawick is centred on the River Teviot around its confluence with the Slitrig Water. Both these rivers are part of the River Tweed Special Area of Conservation, a wildlife site of international importance. They are important focal points, especially when viewed from the bridges, including the James Thomson footbridge, and public open spaces, including Wilton Lodge Park. The Teviot Valleys Special Landscape Area is located to the east of the settlement.

Hawick's history can be traced back to the 12th century, and the town grew significantly with the arrival of the industrial revolution, in particular the expansion of the knitwear and textile industries and the introduction of the railway.

The town centre is a Conservation Area which includes all the High Street and the historic core around Drumlanrig Square to the south. Properties along the High Street date mainly from the Victorian era and include a range of architectural styles dominated by the impressive Scots baronial Town Hall. The Conservation Area has retained many of its distinctive characteristics, with the High Street having a strong urban feel. There is still evidence of the medieval pattern of burgage plots or 'rigs' here. A number of textile mills are still in existence, including the Category 'A' listed Tower Mill – one of three 'A' Listed Buildings in the Conservation Area. There are also 130 more Listed Buildings of lesser designation.

In the Hawick Conservation Area there is a variety of building types, styles and periods, reflecting the history, diversity and development of the town. Buildings are chiefly of stone with slate roofs and contain a range of interesting architectural details. All these elements contribute to the distinctiveness of the Conservation Area and should be respected when development or alterations are proposed.

Hawick has experienced significant economic decline largely as a result of the contraction of the local textile industry. With its rural location, commuting to other work areas is more challenging, limiting alternative employment opportunities. The town remains in need of regeneration and there have been recent positive developments in this respect. A £3.6 million funding boost was announced in the Summer of 2017, which supported a business incubator centre, at the former Armstrong's building on Oliver Place/Teviot Crescent, the development of four industrial units at Galalaw Industrial Estate (now completed) and the upgrading of existing business facilities in Hawick's Tower Mill. These investments built upon the Hawick Action Plan which is structured around three key themes; making Hawick a 'Great Place for Working and Investing'; a 'Great Place for Living and Learning'; and a 'Great Destination to Visit'. Two recent projects in the town, with the expansion of the Borders College Campus and investment to redevelop key buildings in the town centre, have been brought in by the South of Scotland Economic Partnership. These projects have and will contribute to the overall regeneration of the town.

A total of eleven redevelopment sites are identified in this plan to encourage the re-use of previously developed land. These are mainly former mill sites, but also include the former Cottage Hospital – a Category B Listed Building in need of a new use.

Hawick is an important centre within the Central Borders Strategic Development Area and has a wide range of housing and business/industrial opportunities to enable growth to take place, including the strategic business and industrial site at Galalaw on the northern edge of the town. An additional area of land has been allocated for housing at Burnfoot, adjacent to Galalaw. In recent years, new retail units have been developed on the north side of the River Teviot on Commercial Road, so the town centre boundary has been extended accordingly.

A Flood Protection Scheme, approved in December 2017, is currently being implemented in the town, this will deliver protection from a 1 in 75 flood event to over 900 residential and commercial properties at risk along the River Teviot and Slitrig Water. The works are scheduled for completion in late 2022.

There are a total of fifteen key greenspaces identified in the town, including the Volunteer Park, Wilton Lodge Park and various allotment sites. Wilton Lodge Park in the town has had recent improvements as part of a £3.64 million regeneration project funded by the Heritage Lottery Fund and Scottish Borders Council which has seen new facilities provided including a playpark and extra footbridge over the River Teviot and a café. Improvements have also been made to footpaths, lighting and signage in the park which has just been awarded Green Flag Status, a gold standard for outdoor spaces. This is a hugely successful investment in a facility which will attract visitors to the town.

## CHANGING CONTEXT

In April 2019, the Council received approval for a bid for funding for a Conservation Area Regeneration Scheme (CARS) for the town by Historic Environment Scotland (HES). This investment will help to conserve and enhance historic town centre buildings, address issues with key priority properties and encourage general repairs to others. This is a welcome investment for the Conservation Area of the town which has seen some deterioration in recent years.

The Council remains supportive to see the southern extension of the Borders Railway to Hawick and Carlisle in accordance with SESplan policy. The indicative line of the railway, which is largely coincident with the disused railway line, is therefore protected from development. The UK and Scottish Governments have indicated that funding may be available through the Borderlands proposal to undertake feasibility work on the plans for an extension to Borders Rail from Tweedbank to Carlisle.

In light of the changing role of town centres the core activity area has been removed, which consequently allows a wider range of uses within the town centre.

## KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## PREFERRED AREAS FOR FUTURE EXPANSION

Development to the south of the settlement will be resisted if it will exacerbate road congestion in the Loan.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHA12B	Summerfield 1	1.7	40
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief (Summerfield 1 and 2).</li> </ul>			
RHA13B	Summerfield 2	2.7	60
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief (Summerfield 1 and 2).</li> </ul>			
RHA21B	Leadburn 2	1.6	40
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to this site will be from Leaburn Drive to the north of the site</li> <li>Design and site layout must take account of the sloping nature of the site and the need to retain mature trees – most notably on the south western boundary of the site</li> <li>Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>SUDS is required to deal with surface water drainage on the site</li> <li>Boundary hedgerows and tree planting are required, particularly on the north western perimeter, to landscape the edge of the built-up area with a management scheme for planting and after-care</li> <li>Pedestrian links shall be designed to provide convenient access to Weensland Road (A698) and the recreation ground to the west.</li> </ul>			
RHA24A	Crumhaughill	2.5	20
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RHA25B	Stirches 2	2.1	40
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal	4	90
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

AHAWI006	Guthrie Drive	6.9	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Relation to St Andrews convent needs to be considered and taken into account in development proposals</li> <li>• The woodland policies to the north west of the site need to be retained and managed</li> <li>• Trees along Guthrie Road need to be retained or improved (as amended for visibility and access purposes)</li> <li>• Undergrounding of existing overhead transmission lines to be considered.</li> <li>• Access to be via Guthrie Drive</li> <li>• Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>• Landscaping is required to reduce visual impact from the west</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required.</li> </ul>			
AHAWI013	Gala Law	5.5	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
AHAWI025	Leishman Place	0.2	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of neighbouring residential properties to be addressed</li> <li>• Boundary trees to be retained.</li> </ul>			
AHAWI026	Henderson Road	0.2	6
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Alternative pedestrian access between Henderson Road and Boonraw Road to be provided</li> <li>• Structure planting on the NE boundary is required, and existing trees on this boundary to be retained</li> <li>• The potential relocation of the adjacent recycling point to be considered</li> <li>• Amenity of neighbouring residential properties to be addressed.</li> </ul>			
AHAWI027	Burnfoot (Phase 1)	5	60
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A planning brief to be prepared to include the principles of 'Designing Streets'</li> <li>• A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west</li> <li>• Vehicular access to the site is to be taken from the B6359</li> <li>• A Transport Assessment will be required</li> <li>• Provision of pedestrian linkages between the B6359 and the bus laybys on the A7, and along the north-west side of the B6359 to tie in with footways to the A7</li> <li>• Measures should be taken to improve cycling linkages along the B6359</li> <li>• The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and should take cognisance of the sloping nature of the site</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature (hatched in blue) with associated open space to the south of the site</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Potential for on-site play provision.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL60	Gala Law Business and Industrial Land Proposal	0.7	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicle access is from the Galalaw Business Park estate road to the north of the site</li> <li>• Landscaping is required along the road frontage and to the rear of the site to create a high quality setting for the development. A management scheme for planting is also required.</li> </ul>			
BHAWI001	North West Burnfoot	5.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Hedgerow enhancements are required along the northern and eastern part of the site to minimise visual impact from the north and west. A management scheme for planting is also required</li> <li>• The Mill Dam should be excluded from the development</li> <li>• Site should be planned in association with site AHAWI027 and road network should integrate both schemes</li> <li>• Development of site should accommodate the retention of key views from the Gala Law roundabout area</li> <li>• Vehicular access to site is achievable from B6359</li> <li>• Vehicular access is available from the road serving Galalaw Business Park and a footway is required on the north west side of the B6359</li> <li>• The B6359, beyond the Henderson Road junction, needs to be upgraded in terms of width; footway provision and street lighting and a 30mph speed limit may be required</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors and provision for their long term management and maintenance.</li> </ul>			
BHAWI002	Gala Law North	6.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Hedgerow enhancements and structure planting are required along the eastern, northern and western part of the site to minimise visual impact from the north, east and west. A management scheme for planting is also required</li> <li>• Careful consideration regarding layout and scale is required to minimise visual intrusion in the landscape</li> <li>• A strip of semi-natural woodland that runs through the site needs to be retained except if part of it is needed for access</li> <li>• Pedestrian links are required to bus laybys at Galalaw roundabout</li> <li>• There are potential issues with contaminated land on the site and this should be further investigated.</li> </ul>			

BHAWI003	Gala Law II	0.7	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Consideration is required to be given to surface water and water environment considerations</li> <li>• Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds</li> <li>• Existing trees to be protected and retained</li> <li>• A Transport Statement is required. Development must not preclude access to site MHAWI001</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Footpath link along the northern edge of site is required</li> <li>• Water and Drainage Impact Assessments may be required</li> <li>• A water main runs through the middle of the site</li> <li>• Archaeology evaluation/mitigation required.</li> </ul>			
BHAWI004	Land to South of Burnhead	5.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a high amenity business site as defined in Policy ED1</li> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• Surface water flooding issues and water environment considerations will require to be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Burnhead Tower, a category B listed tower house, lies to the north east of the site. Mitigation measures must ensure there is no impact upon the setting of the tower house</li> <li>• A Transport Statement is required</li> <li>• A pavement or other access route providing non-vehicular access along the north edge of the site is required. Opportunity to create better pedestrian/cycle access along the B6359 and also to provide connectivity to the A7 and the wider path network</li> <li>• An existing water mains runs through the site</li> <li>• A Drainage Impact Assessment may be required</li> <li>• Archaeology evaluation/mitigation required</li> <li>• Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL48	Gala Law (Safeguarded Site)	1.3	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL49	Burnfoot	17.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL50	Mansfield Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>A flood risk assessment is required for proposed development within this area.</li> </ul>			
zEL51	Loch Park Road	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL52	Liddesdale Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL62	Weensland	2.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>A flood risk assessment is required for proposed development within this area.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MHAWI001	Gala Law	28.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>The design and site layout should aim to retain areas of significant biodiversity value</li> <li>A landscape and ecological strategy should be prepared to restore and create habitats and wildlife corridors and to create a high quality landscape setting for the development. The developer should provide for the long term management and maintenance of these areas</li> <li>The layout of roads and paths, shall be designed to maximise ease of movement for pedestrians and cyclists within and into the site and to ensure convenient access to bus services.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR08	Commercial Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RHAWI001	Slitrig Crescent	1.6	70
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site</li> <li>Redevelopment of the site should take advantage of the location close to the town centre</li> <li>Design and layout should give proper respect to the listed buildings, archaeological records and the location in the Conservation Area in Hawick</li> <li>Any development is required to take into account the intimate setting of the area around Slitrig Crescent and the Slitrig Bank area</li> <li>Parking is required to be included within the layout of the development</li> <li>Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>Contamination assessment required due to the relation to the former Waverley railway and appropriate mitigation measures to be carried out thereafter</li> <li>Land in direct proximity to the railway is required to be safeguarded in line with LDP</li> <li>In the short term, the site would benefit from improved open space in the south eastern corner that would also create a link to the core path along the former railway line.</li> </ul>			
RHAWI010	Cottage Hospital	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>The B Listed former Cottage Hospital and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting</li> <li>Access is likely to be from Buccleugh Road (A7), via the shared entrance with Borders College</li> <li>There are trees within the site which are protected by Tree Preservation Orders as well as other mature trees which must be retained and protected. BS5837 site appraisal for tree cover required</li> <li>SUDS is required to deal with surface water drainage on the site</li> <li>Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>Due to the regional historic interest of the building, a Historic Building Survey to be undertaken</li> <li>Assessment of any impact on nature conservation will be required.</li> </ul>			

RHAWI011	Factory, Fairhurst Drive	0.5	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A buffer zone to be formed to the south of the site to be confirmed through the planning application process, to prevent prejudicing the potential future extension of the Borders Railway through the south of the site, and to prevent loss of light into dwellings</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Extension of the existing footway on the south side of Fairhurst Drive along the northern boundary of the site, and explore the potential to tie this in with the footway on Wilson Drive</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Explore the potential to establish a direct pedestrian link onto Wilson Drive</li> <li>• Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use</li> <li>• Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA.</li> </ul>			
RHAWI012	St Margaret's & Wilton South Church	0.04	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Any development must preserve or enhance the character of the Conservation Area</li> <li>• Historic building recording of the late 19th Century church may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Amenity of existing residential properties must be safeguarded.</li> </ul>			
RHAWI014	Land on Mansfield Road	0.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required and design and layout of the site should mitigate flood risk</li> <li>• Use should be compatible with adjacent residential properties to the north and east</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.</li> </ul>			
RHAWI015	Land east of Community Hospital	0.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The C listed building and its setting (Former Office to Turnbull's Finishing Works) to the north must be protected. Any development on this site must be designed sympathetically to this setting</li> <li>• A flood risk assessment is required and design and layout of the site should mitigate flood risk</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The service road will require to be upgraded, possibly to adoptable standard</li> <li>• Site connectivity to the site to the north may be desirable.</li> </ul>			

RHAWI016	Former N Peal Factory, Carnarvon Street	0.3	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The design and layout of development proposals should ensure that there is no adverse impact on adjoining land uses</li> <li>• The C listed building which occupies the site and its setting (Former Office to Turnbull's Finishing Works) must be retained. Any development on this site must be designed sympathetically to this setting</li> <li>• Use should be compatible with adjacent residential properties to the north and east</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Demolition or alteration would require a Historic Building Survey to be undertaken and possibly further mitigation of impacts</li> <li>• Protected species interests may be present within the structures and further assessment on nature conservation will be required</li> <li>• Vehicular access off Carnarvon Street, provided the use is not intense and does not involve any undue use by HGV traffic. Connectivity with the road to the south may be desirable although the creation of a rat-run would be objectionable.</li> </ul>			
RHAWI017	Former Peter Scott Building	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The submission of a Flood Risk Assessment would be required</li> <li>• Any development must be sympathetic to the character and setting of this C listed building and Hawick Conservation Area</li> <li>• Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required</li> <li>• Potential archaeology within the site, mitigation may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The need for a Sustainable Urban Drainage System within the site to deal with surface water.</li> </ul>			
RHAWI018	Buccluch Mill	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The submission of a Flood Risk Assessment would be required</li> <li>• Any development must be sympathetic to the character of the Hawick Conservation Area</li> <li>• Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required</li> <li>• Potential archaeology within the site, mitigation may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The need for a Sustainable Urban Drainage System within the site to deal with surface water.</li> </ul>			

## KEY GREENSPACE

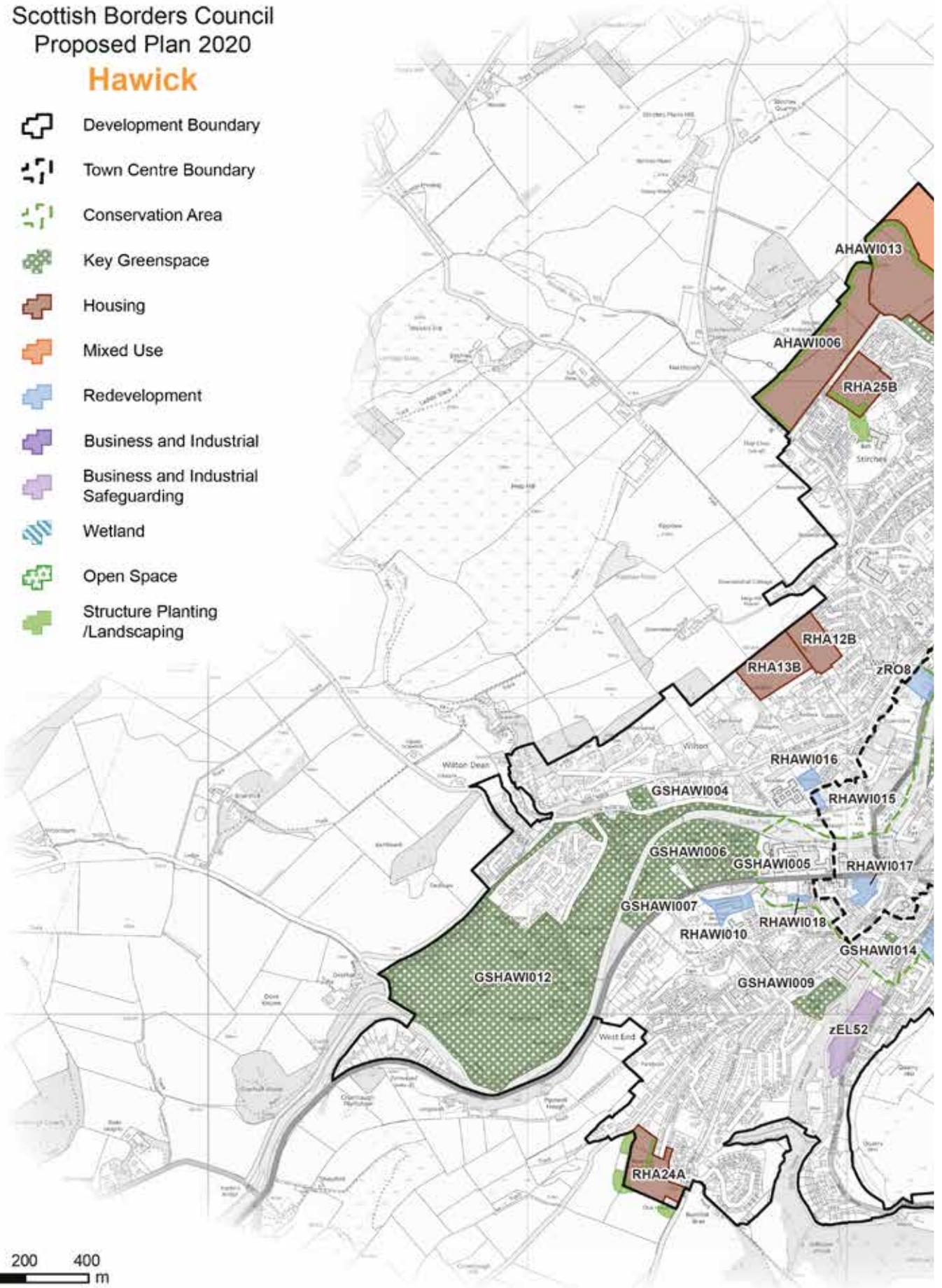
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHAWI001	Twirlees Terrace Allotments	0.3
GSHAWI002	Braid Road Allotment	1.1
GSHAWI003	Fisher Avenue Allotment	1.7
GSHAWI004	Dean Road Allotments	0.6
GSHAWI005	Hawick & Wilton CC	2.2
GSHAWI006	Volunteer Park	2.8
GSHAWI007	Volunteer Park ATP	2.6
GSHAWI008	Allotments at Guthrie Drive	0.7
GSHAWI009	Moat Site	1.1
GSHAWI010	Mansfield & Albert Park	3.6
GSHAWI011	Park in Burnfoot	2.8
GSHAWI012	Wilton Lodge Park	33.3
GSHAWI013	Little Haugh	0.6
GSHAWI014	The Village Allotments	0.1
GSHAWI015	Weensland Allotments	0.3



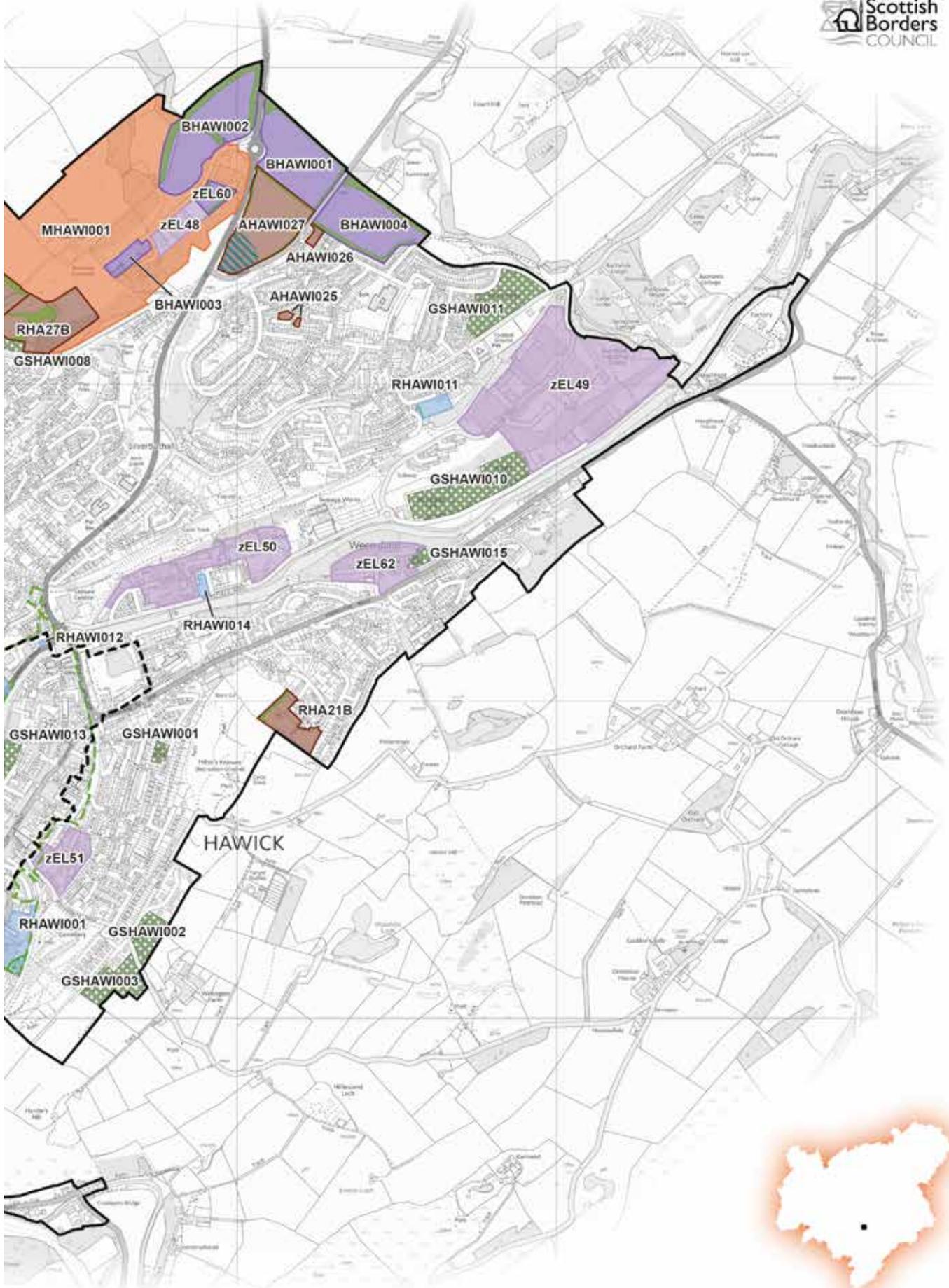
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**Hawick**

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## HEITON

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot



POPULATION  
122



## PLACEMAKING CONSIDERATIONS

Heiton is a linear settlement formed along the A698, the main road from Kelso to Hawick. There is a wide mix of house types within Heiton, including traditional terraced housing to the north of the village and larger detached units with some back-land development in the southern part.

The Plan identifies two housing sites within Heiton along the eastern side of the Main Street at both the north and south of the village. The Plan also identifies one greenspace for protection at Heiton Recreational Park.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

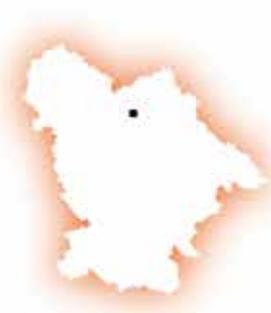
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHE2B	Heiton Mains	0.9	15
Site Requirements			
<ul style="list-style-type: none"> <li>The main vehicular access to the site will be directly from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the eastern boundary to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> <li>The main vehicular access to the site should be from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the southern and eastern boundaries to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHEIT001	Heiton Recreational Park	0.4

**Heiton**

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



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# SETTLEMENT PROFILE

## HERIOT STATION

HOUSING MARKET AREA  
Northern



LOCALITY  
Eildon



POPULATION  
148



### PLACEMAKING CONSIDERATIONS

Heriot Station is located in the valley of the Gala Water, and is associated with a series of small building groups in the lower end of the valley of the Heriot Water.

The settlement is set within the pastoral upland valley of the Gala Water. Services such as the school and church are located further up the valley of the Heriot Water to the west.

The character of Heriot Station is established by single sided development along Heriot Way facing south down the valley of the Gala Water, with a cluster of residential areas to the rear. Properties are generally single to a storey and a half in height; those that front onto Heriot Way are generally of traditional character, detached and constructed of traditional materials such as harl and slate. A few semi detached properties however, do exist within the settlement.

The Plan identifies the play area as an area of greenspace to be protected.

### PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not provide any housing allocations or areas for longer term development in Heriot Station.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHERI001	Play Area	0.3

-  Development Boundary
-  Key Greenspace



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# SETTLEMENT PROFILE

## HUTTON

HOUSING MARKET AREA  
Berwickshire



LOCALITY  
Berwickshire



POPULATION  
126



### PLACEMAKING CONSIDERATIONS

Hutton is located on the lowlands associated with the River Tweed. The settlement is flat and surrounded by arable fields, which are designated as prime agricultural land.

There is one housing allocation within Hutton which is yet to be developed and a protected greenspace immediately to the north of the housing allocation.

### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BHU2B	Rosebank	1.1	11
Site Requirements			
<ul style="list-style-type: none"> <li>• Provide structure planting at southern edge to provide enclosure to the site and to define a settlement boundary</li> <li>• Retain existing hedge planting on the western edge to define a settlement boundary</li> <li>• Provide satisfactory planting to safeguard the amenity of neighbouring properties</li> <li>• Property orientation should take advantage of the southerly aspect and long views</li> <li>• Work will be required to establish a vehicular access from Royal Terrace or Knowepark, this should be done in line with advice from the Council's Roads Planning Team</li> <li>• Pedestrian links through the site to Royal Terrace and to Knowes Close and the play park should be provided</li> <li>• Investigation of possible archaeological links to the north west of the site.</li> </ul>			

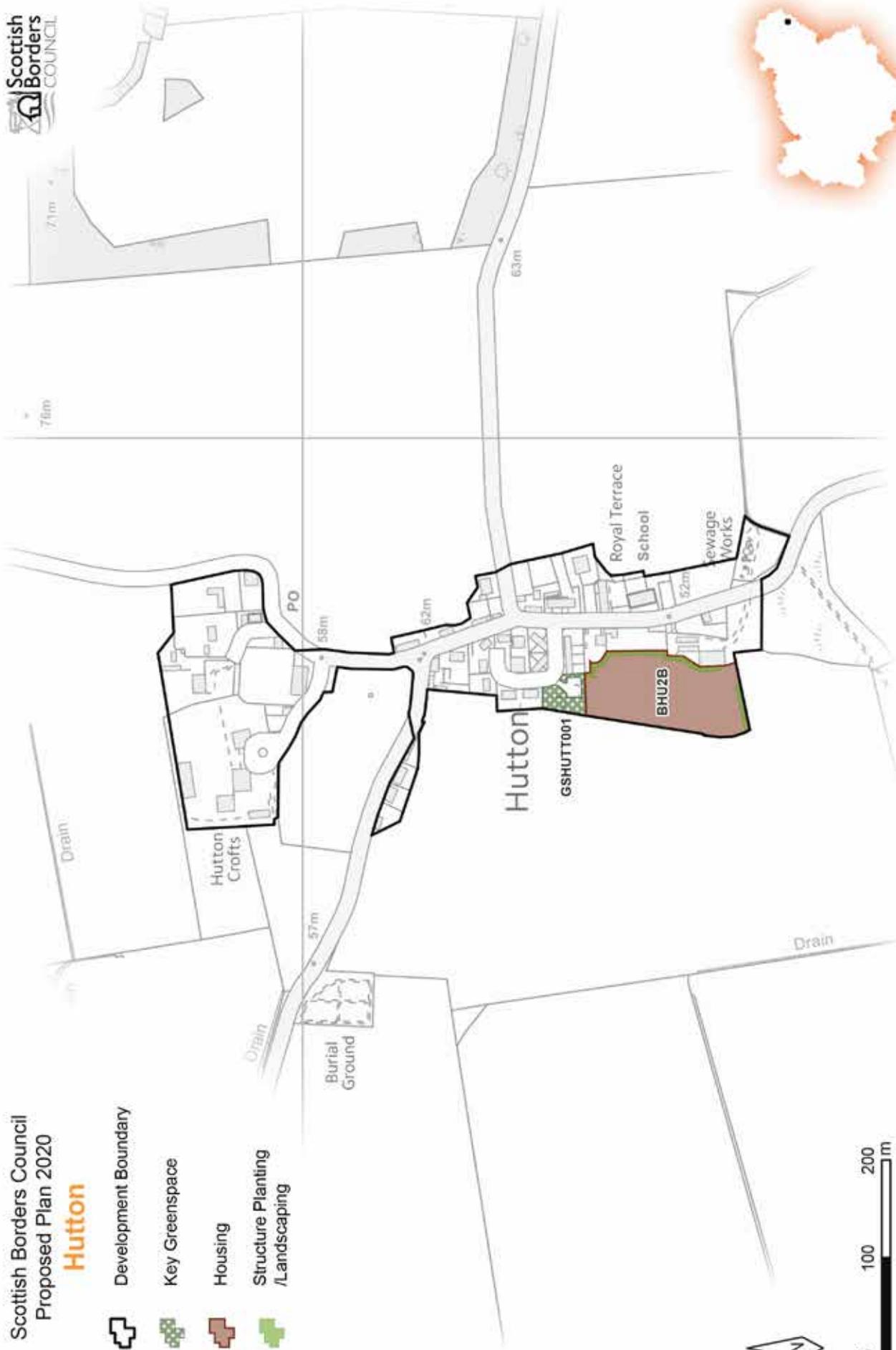
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHUTT001	Recreation and Play Area	0.1

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Proposed Plan 2020

**Hutton**

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



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# SETTLEMENT PROFILE

## INNERLEITHEN

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
3,031



### PLACEMAKING CONSIDERATIONS

Innerleithen sits on a significant bend in the River Tweed at a point where the valley floor opens out into wide haughland, and the majority of the built up area of the town lies on this haughland. The entrances into the town are generally quite pleasing and there is a good integration with the adjoining landscape to the north due to the mature landscape framework. The River Tweed and the flood plain dominate the southern side of the village.

The town developed in the late 18th century on the development of the textile industry and the publication in the early 19th century of Sir Walter Scott's St Ronan's Wells, which extolled the restorative qualities of the spring waters. At this time the High Street was developed but it was not until the end of that century that the major expansion of the settlement occurred extending behind the High Street to the south and to the south east beyond the Leithen Water. Another major expansion also occurred after the 2nd World War with a major public housing scheme in the east towards the former Pirn House.

The character of Innerleithen owes much to the Leithen Water that runs through the town to the Tweed. A lade to the west of the river supplied several woollen mills (one of them was the first in the Borders, established in 1788), a sawmill and Smail's Printing Works (now run by the National Trust for Scotland). Innerleithen was an ideal location for the woollen industry. Its fast flowing river offered waterpower to the mills and wool was produced in the surrounding pastoral countryside. The development of the woollen industry did not begin as a gradual process, but on a large scale with the building of Brodie's Mill.

The Conservation Area of Innerleithen includes much of the High Street, Leithen Road, and part of Traquair Road, Waverley Road, Horsbrugh Street, and Pirn Road. The majority of properties within the Conservation Area are 19th century and residential and follow a fairly general pattern. Architecturally they are quite plain as individual units but rely for their interest and integrity on their proportioning, detailing and uniformity as a group of buildings. Snecked whin stone, sandstone, harling, stone quoins, and slate are the main building materials. Most properties have timber sash and case windows and solid timber doors, and dormers. They are characteristically of a small scale either single, one and a half or two storeys in height.

The main central area focuses on the High Street, with a diverse range of services and facilities to serve the local community including a bank and a post office. The town benefits from a supermarket which is situated just outwith the town centre along the Peebles Road. The town centre itself is considered to be one of the healthier town centres within the Scottish Borders with generally a low vacancy rate.

The Plan provides three housing allocations, two of which are located to the north of the settlement off Leithen Road, and the third is off the Peebles Road. Two Business and Industrial sites are identified off Traquair Road, of which site zEL200 (Traquair Road) is safeguarded. As part of the Housing SG the mixed use site MINNE001 (Caerlee Mill) was allocated and MINNE003, located on the western edge of the settlement, has been brought forward within this Plan. Both of these mixed use sites will require an element of business and industrial land.

The Plan identifies two greenspace areas for protection within Innerleithen, the Innerleithen Recreation Ground and the outdoor space at St Ronan's Primary School. These spaces provide the village community with important recreation opportunities.

## KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans 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 SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

## PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Kirklands/Willowbank (SINNE001). This site will be subject to further assessment and review as part of any future Local Development Plan and will require a Masterplan to ensure a coherent and holistic approach.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TI200	Kirklands/Willowbank	5.2	55
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
TI3B	Peebles Road	0.2	5
Site Requirements			
<ul style="list-style-type: none"> <li>A vehicular link with Tweed View will be required along with a pedestrian link to the health centre as well as through to the supermarket</li> <li>Retention of the stone boundary wall along the Peebles Road</li> <li>New landscape planting is required to provide enclosure and setting for housing development. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>Further assessment on archaeology will also be required and mitigation put in place.</li> </ul>			

AINNE004	Kirklands/Willowbank II	7.8	150
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• The vehicular access will be via the allocated housing site T1200 and although this entails only one point of access from the existing road network, the possibility of a second junction with the B709 (Leithen Road) further south should not be completely ruled out. Improvements are required to the B709 towards the A72 – High Street in terms of carriageway width, footway provision/width and parking provision. Access routes through to site for long term development should be established</li> <li>• New woodland structure planting is required to provide a setting and shelter for housing development, as well as to reinforce 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 to the neighbourhood and countryside more generally. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed</li> <li>• Existing stone walls to be maintained and possibly incorporated into access routes</li> <li>• Provision of amenity access within the development for pedestrians and cyclists will be required. An adoptable pedestrian link through to Well's Brae is strongly desirable</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

#### POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SINNE001	Kirklands II	7.6	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• A vehicular link will be required through the adjacent housing site AINNE004 Kirklands/ Willowbank</li> <li>• Enhancement of existing woodland and provision of preplanned and implemented structural landscaping. The long term maintenance of landscaped areas must be addressed</li> <li>• Provision of amenity access to the wider countryside for pedestrians and cyclists</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

#### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL16	Traquair Road East	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL200	Traquair Road	3.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>• In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

## MIXED USE

MINNE001	Caerlee Mill	1.5	35
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A planning brief has been undertaken for the site</li> <li>• The site must provide a mix of uses including housing, employment and/or commercial</li> <li>• A Flood Risk Assessment may be required. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert</li> <li>• A water impact assessment will be required</li> <li>• The main vehicular access into the site will be via Chapel Street. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard</li> <li>• A Transport Statement will be required</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Further assessment of archaeological interest will be required and mitigation put in place</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• The site is located within the Innerleithen Conservation Area, and the category 'B' listed Brodie's Mill is also located on the site. As a result any new development on the site must incorporate the conversion and retention of the listed building and enhance its setting. The development must also incorporate the retention of the stone boundary walls</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required</li> <li>• Potential contamination on the site should be investigated and mitigated.</li> </ul>			

MINNE003	Land West of Innerleithen	6.8	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site</li> <li>• Flood Risk Assessment required, to assess any potential flood risk from the River Tweed</li> <li>• Protect and enhance existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Landscaping/structure planting to mitigate any visual impact. The long term maintenance of landscaped areas must be addressed</li> <li>• Pedestrian and cycle connectivity with Tweed View, Health Centre and the multi use path will be required</li> <li>• A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park</li> <li>• Transport Assessment, or at least Transport Statement required</li> <li>• Early discussions with Scottish Water in respect of Waste Water Treatment Works and Water Treatment Work capacities and the possibility for a Drainage Impact Assessment and Water Impact Assessment</li> <li>• Archaeology evaluation/mitigation required. Preference for in-situ protection, full investigation would be required for the area with the Roman Camp</li> <li>• This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail with a Planning Brief. A minimum of 1ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land which may include Class 6 (storage and distribution) uses.</li> <li>• Area of land in north east corner to be safeguarded for potential future expansion of health centre.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSINNE001	Innerleithen Recreation Ground	3.5
GSINNE002	Grounds of St Ronan's Primary School	4.2

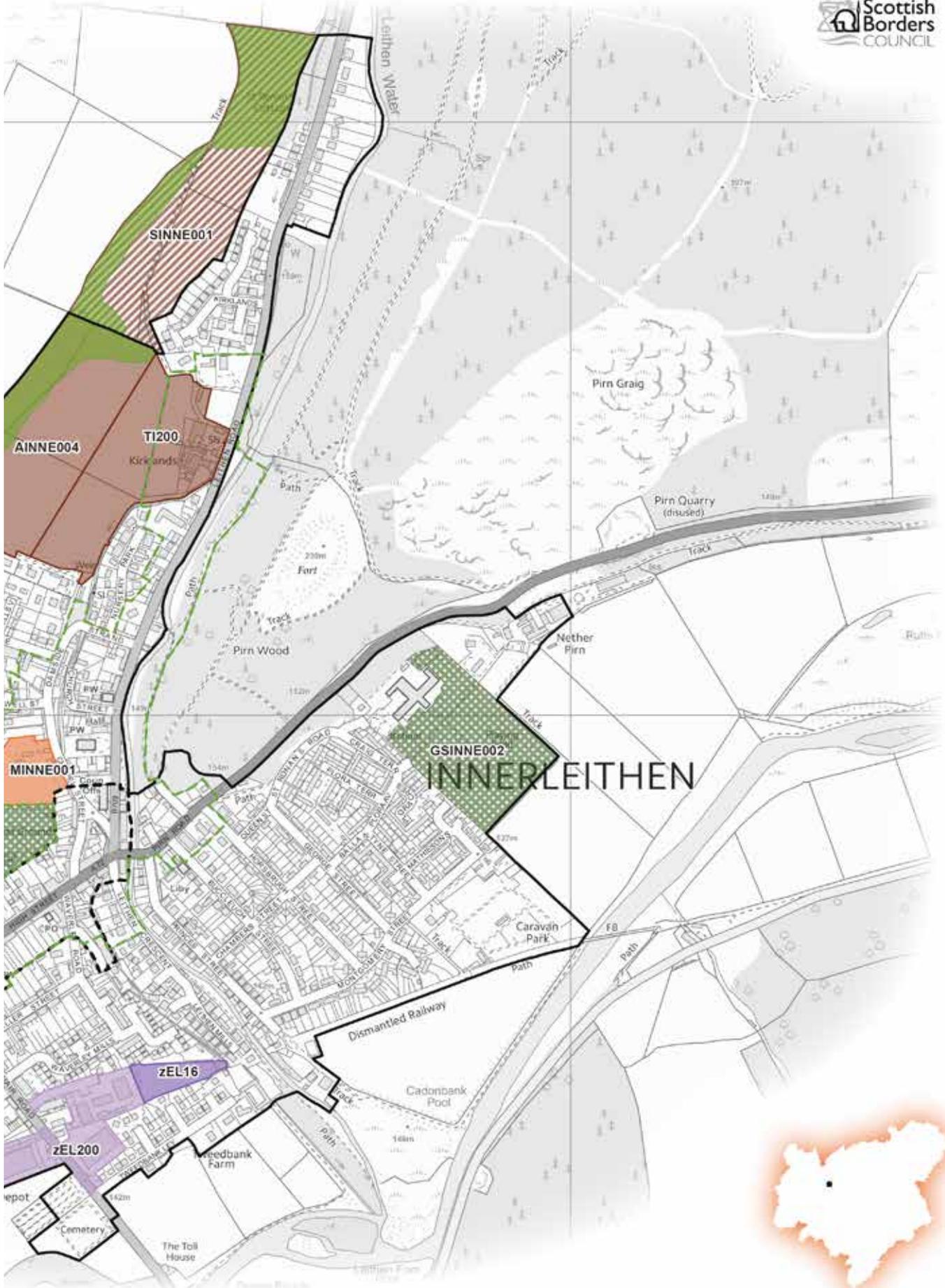


Scottish Borders Council  
Proposed Plan 2020  
**Innerleithen**

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping
-  Indicative High Amenity Business Land



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