

SETTLEMENT PROFILE

FOULDEN

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

DESCRIPTION

Foulden is located 10 miles east of Duns. The population of Foulden according to the 2001 Census was 106. It is located within the Eastern Strategic Development Area (SDA) as defined by the SESplan.

PLACE MAKING 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, and the row of cottages and war memorial, separate to the church and the housing development that has spread east off the A6105. The Ha-Ha to the west was created to maximise the views and no housing has been built there.

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. There are 13 Listed Buildings within the Conservation Area of which the Old Tithe Barn is Category 'A' and is also a Scheduled Monument.

There is potential for 2 infill units on land to the west of the playing fields. The preferred area for any long-term development is the area south of Kerrigan Way dependent on providing suitable road access; consideration of the woodland to the east; and investigation of flood risk. Development to the north and south of the settlement will be resisted, particularly at the Conservation Area. The surrounds of Foulden are prime agricultural land.

INFRASTRUCTURE CONSIDERATIONS

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

A contribution towards Eyemouth High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

With regards to Waste Water Treatment Works, Foulden has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

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

