

SETTLEMENT PROFILE

LONGFORMACUS

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

DESCRIPTION

Longformacus is located in Berwickshire, 7 miles to the north-west of Duns. The population according to the 2001 Census was 66. The village is not located within any of the Strategic Development Areas (SDA) identified by the SESplan.

PLACE MAKING CONSIDERATIONS

Longformacus is a small village located on upland fringe moorland in the shadow of the Lammermuir Hills. The Dye Water runs through the village with the majority of the properties on the northern side, generally located on Duns or Gifford Road, or just off. There are examples of traditional row housing, with a variety of elevations and architectural features evident. The land to the south-east is identified as prime agricultural land.

There are 13 C-listed buildings and 1 B-listed building in the village.

No development is put forward for Longformacus in this Local Development Plan (LDP) period.

The Dye Water is identified as being at risk of flooding and is also designated as part of the River Tweed Special Area of Conservation. Any development proposed would need to be in line with the relevant LDP policy. The trees to the north-east of the village are protected by a Tree Preservation Order.

INFRASTRUCTURE CONSIDERATIONS

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

A contribution towards Berwickshire 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 the Septic tank, Longformacus 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 Briefs where applicable.

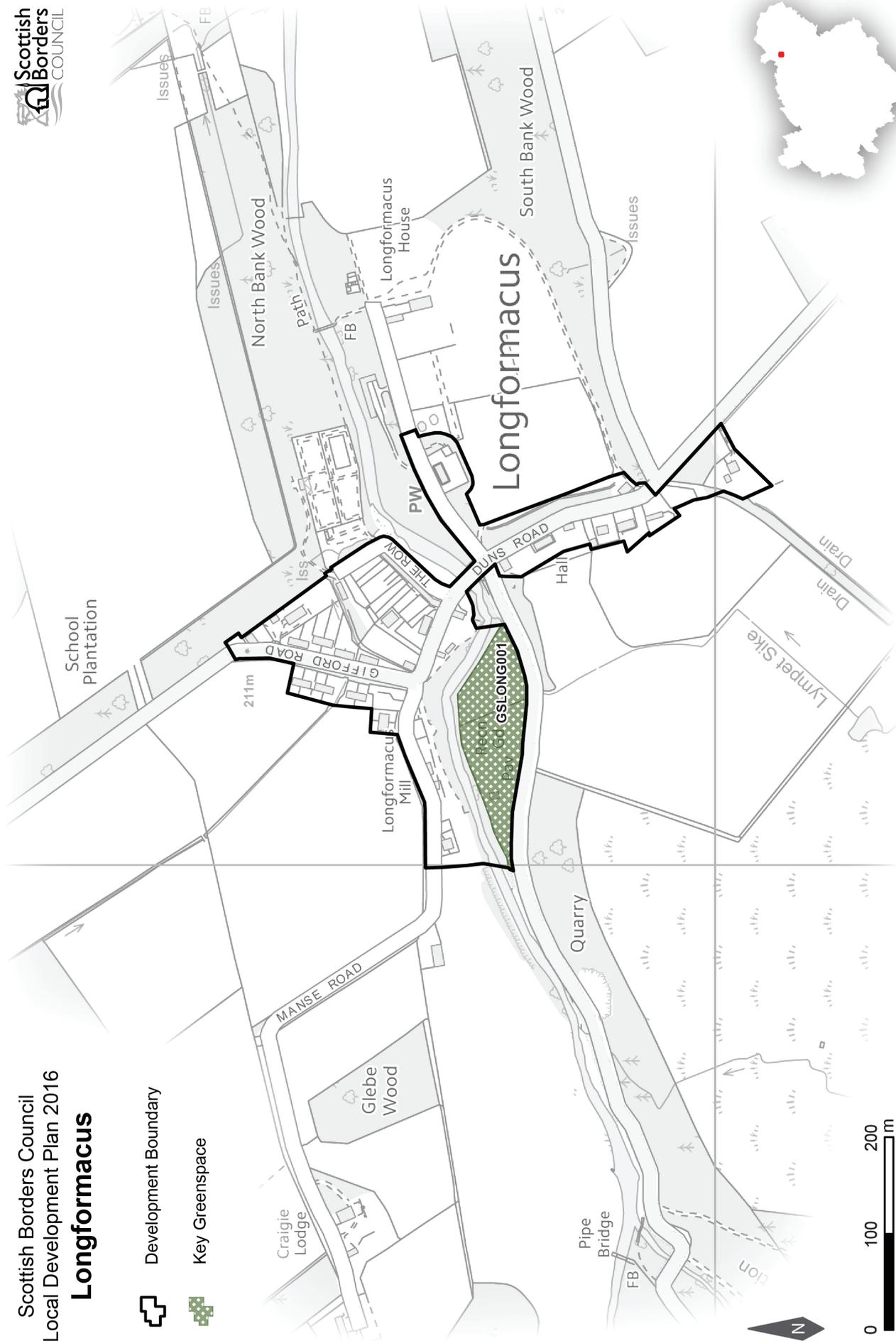
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLONG001	Recreation Ground	1.1

Scottish Borders Council
Local Development Plan 2016
Longformacus

-  Development Boundary
-  Key Greenspace



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