

# SETTLEMENT PROFILE

## REDPATH

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

### DESCRIPTION

Redpath is located within the Central Strategic Development Area as defined in the Strategic Development Plan and lies within the Central Borders Housing Market Area. The population of Redpath according to the 2001 Census is 56. The settlement is located just over 2 miles from Earlston and 7 miles from Galashiels.

### PLACE MAKING CONSIDERATIONS

The character of Redpath is established by its linear layout and its countryside setting. It is located on the edge of lowland hills around Black Hill, the pastoral upland fringe valley of the Lower Leader and the upland fringe valley with settlements of the River Tweed. The quality of this countryside is recognised by its inclusion within a National Scenic Area. Other distinct features are an ancient oak tree near the village hall, and the rows of cottages. The Leader Water, to the west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Conservation Area of Redpath incorporates most of the village and part of its surroundings. Redpath developed in a linear form between two farms, one located at the east and the other at the west of the village. Many of the small cottages within the centre of Redpath were once the homes of weavers where looms were spun.

The Redpath Conservation Area has a distinct appearance and setting, it is located on the south facing slopes above a wooded dean connected to the Leader Water. A track running along part of the village allows access to the rear of some of the properties. The layout of Redpath is one of the most important features of the Conservation Area; it is recommended that new development should respect this characteristic. Another distinct feature is the rows of cottages on either side of the road that lead into the centre of the village. Traditional building materials prevail, whin and sand stone, harl and slate are all to be found within the Redpath Conservation Area. Architectural details such as sash and case windows and margins feature greatly. Stone boundary walls also appear of which some are dry. While these collective details form the character of the Redpath Conservation Area they should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

The Plan does not identify any allocations within Redpath. Given the sensitivity of the character and setting of Redpath it has not been able to identify an area for longer term expansion at this stage. Further detailed assessment will be required during the next Local Development Plan Review to assess for any areas for further expansion.

## INFRASTRUCTURE CONSIDERATIONS

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

A contribution towards Earlston 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.



The settlement falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

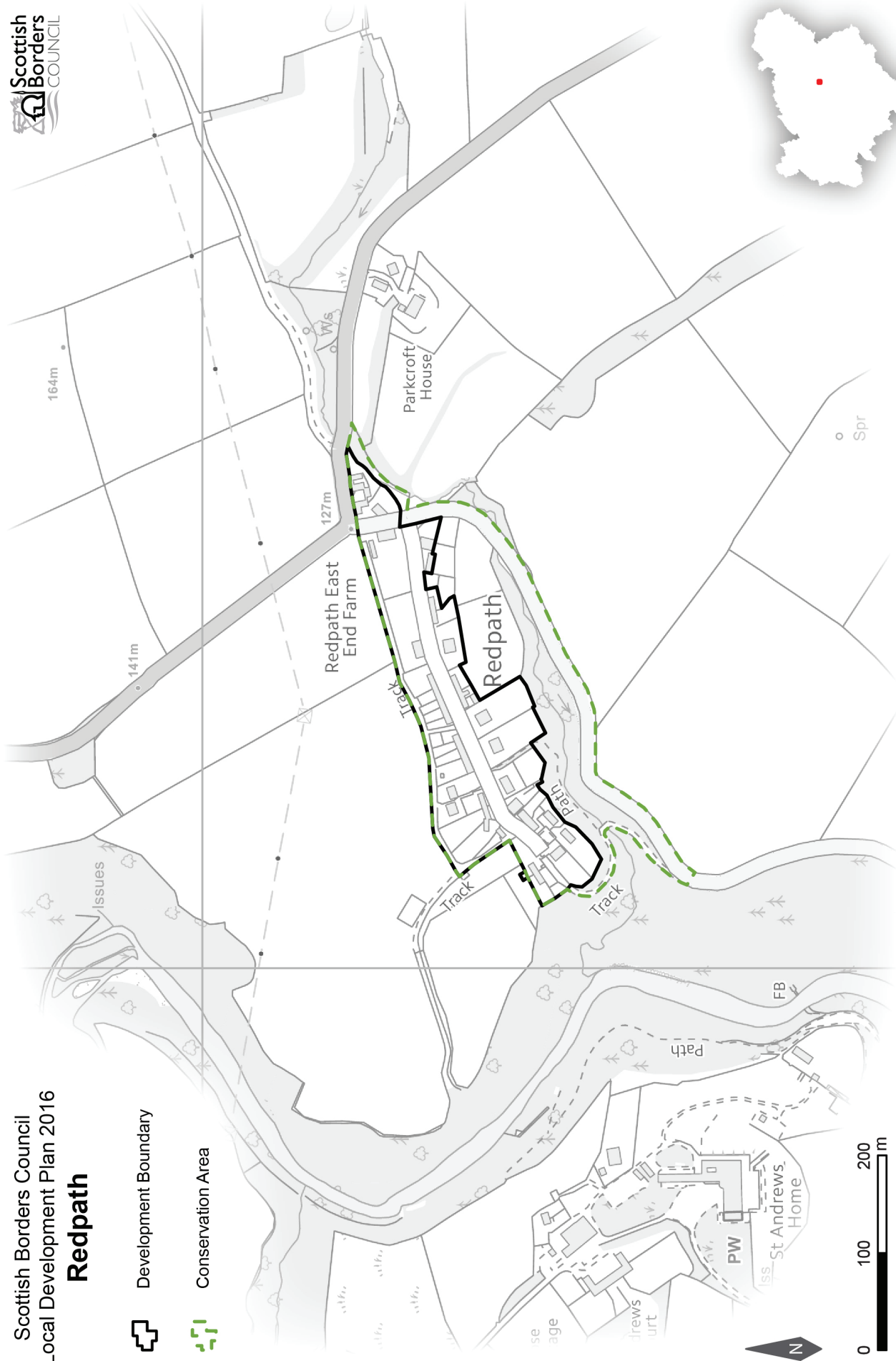
In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

With regards to Water Treatment Works, Redpath currently has sufficient capacity. However, there is no waste water infrastructure within the settlement at present.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

## Redpath

-  Development Boundary
-  Conservation Area



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