

SETTLEMENT PROFILE

ROBERTON

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

DESCRIPTION

Roberton is located 5 miles to the west of Hawick. It is a small settlement consisting of a scattered group of buildings either side of the B711. This minor road connects Hawick with remote rural settlements in the Ettrick valley about 11 miles further west. It is located within the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

The settlement is set above the Borthwick Water, a tributary of the River Teviot. It lies at the confluence of Borthwick Water with Glen Burn that runs off Watch Knowe – the hill to the north. It is clearly visible in the landscape from Easter Park Hill with mature trees and ancient woodland providing shelter and an attractive setting.

Roberton is made up of a number of detached houses focused around the B711 that runs through the village and a minor road that follows Roberton Cleuch. A church and village hall serves the wider community and provides a central focus in the area. There is no longer a school in the village.

Recent expansion has taken place at the east end of the settlement, where four detached houses have been erected within the last five years. Further small scale expansion is planned on the west side of the settlement, close to the church and village hall. Landscaping is indicated and would need to be incorporated into any development of the site.

The Development Boundary is intended to indicate the extent to which the settlement should be allowed to expand during the Local Development Plan period and aims to focus development to specific sites in the short term.

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.

There is no requirement for contribution towards education provision.

There is no Waste Water Treatment Works in Roberton at present; it is currently served by a private system. Appropriate provision of private sewage treatment systems would be required for any new development in this location, to be agreed and licensed by SEPA.




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

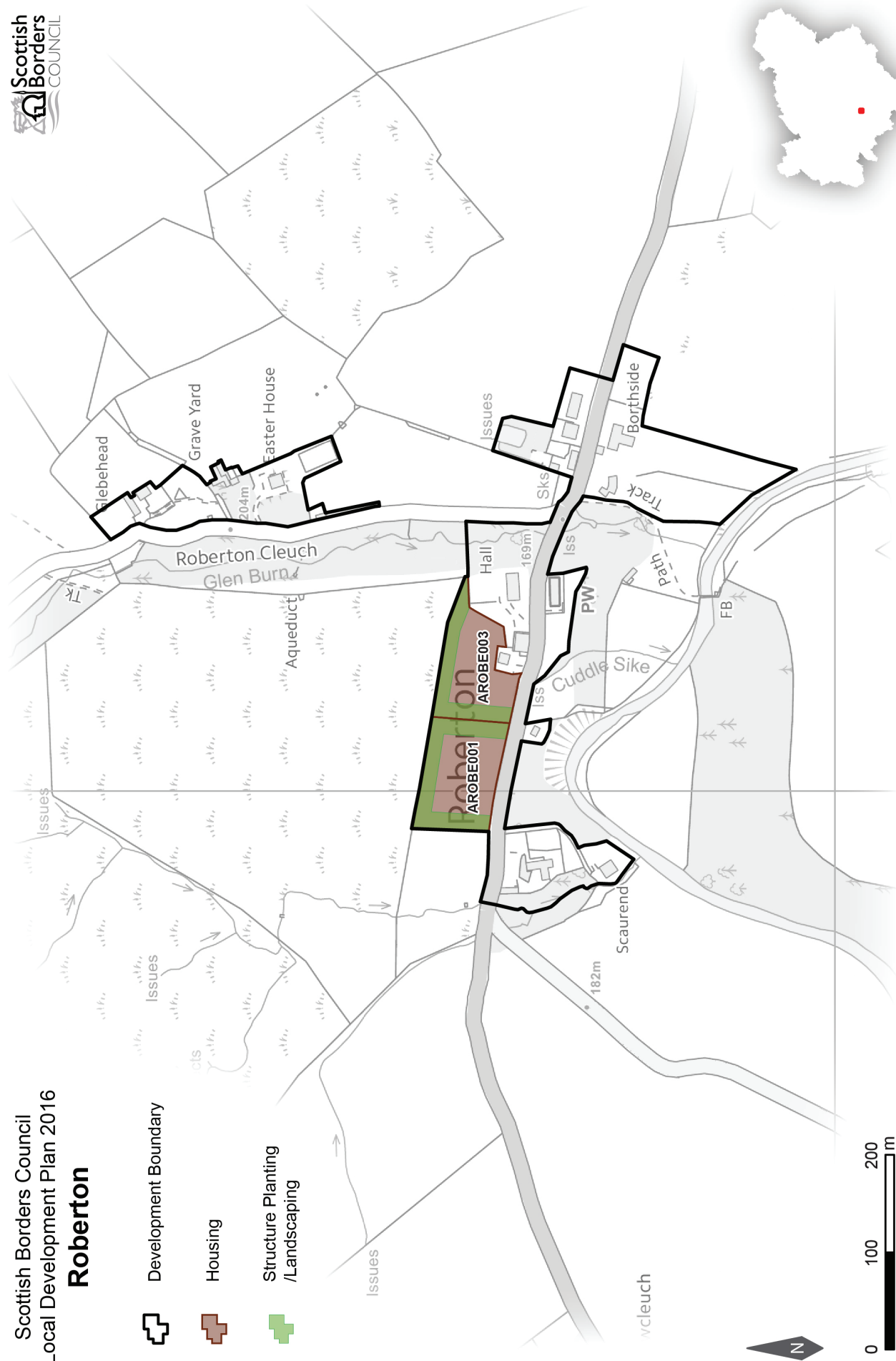
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AROB001	Roberton West	0.9	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern, western and eastern boundary to reduce visual impact from the countryside and to maintain the wooded character of the settlement. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Mitigation measures should be carried out to address drainage into the nearby burn • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			
AROB003	Site adjacent to Kirk'oer	0.8	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern, eastern and western boundary to reduce visual impact from the countryside and protect the adjacent ancient woodland. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures should be carried out to address drainage into the nearby burn • Consider the potential for culvert removal and channel restoration • Mitigation measures are required to prevent any impact on the River Tweed River Tweed Special Area of Conservation. 			

Scottish Borders Council
Local Development Plan 2016
Roberton

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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