

# SETTLEMENT PROFILE

## SELKIRK

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

### DESCRIPTION

Selkirk is located 6 miles south west of Galashiels and is included in the Central Borders Strategic Development Area as defined in the SESplan. The 2001 Census population was 5,839.

### PLACE MAKING CONSIDERATIONS

The character of Selkirk is mainly established by its historic hilltop town centre and its countryside setting. The town is located in the valley of the Ettrick Water and on the rolling hills to the east of the river. The surrounding countryside is part of the designated Eildon and Leaderfoot Special Landscape Area. The Riverside area of the town, adjacent to the Ettrick Water, contains a number of Victorian mill buildings of architectural and historical interest. The Ettrick Water, which passes through the town, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Haining Garden and Designed Landscape lies to the south of the development boundary.

The Conservation Area of Selkirk includes the historic core of the town, including the ruins of the 18th century church where for centuries a church stood, the Market Place and Halliwell's Museum, as well as the many plaques, monuments and statues around the town. Selkirk was until the 19th Century only a small settlement when it then expanded extensively due to the introduction of the woollen mills.

A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both the statues and the monuments as well as the larger detailed properties, such as Sheriff Court, all provide a significant contribution not only to the amenity of the Town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they all tend to follow the streetscape. The use of building materials and architectural details are important to form the character. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The town is an identified area for regeneration and the Riverside area, which is a priority for employment related development, has already seen the redevelopment of redundant buildings. There are significant constraints to growth including flood risk, particularly in the riverside area and road capacity with the centre of the town posing particular difficulties for traffic movement and parking.

The Council is currently progressing a Flood Protection Scheme for the town and the first phase of the works, which would drastically reduce the risk of flooding in the Riverside area, is planned for 2015/16.

The Plan includes previously allocated sites and a number of redevelopment sites within Selkirk. In the Riverside area a more flexible policy may allow for mixed use development in the southern part while the northern part is regarded as a district employment site. The Plan also includes the reintroduction of the Core Activity Area (previously known as Prime Retail Frontage) protection in central Selkirk.

The line of the Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could be identified for potential longer term development. An area to the north of the bypass line could be a potential business park in the longer term. Areas at the southern end of the bypass could also be further investigated for potential longer term mixed use development. These areas 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. Until this is progressed, the uncertainty is a significant constraint to the planning of long term development in Selkirk.

Land to the west of Philiphaugh Farm, currently outwith the development boundary, is also considered to have potential for Longer Term Mixed Use. Part of this land has been identified as an opportunity for development in the Development and Landscape Capacity Study. Whilst it is acknowledged that there are flooding issues in this area, alleviation measures are proposed to mitigate this through the Flood Protection Scheme. It is envisaged that the Scheme would release some of this land for development. Refinement of this Longer Term area can be addressed in the future once, after completion, these mitigation works are fully assessed. The area will be subject to further assessment as part of the next Local Development Plan review and will also require a Masterplan to ensure a coherent and holistic approach.

There are ten areas, including Victoria Park, Pringle Park, sports fields and more informal spaces, identified as key greenspaces.

## 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.

The Director of Education and Lifelong Learning has advised that there will be a significant capacity issue at Philiphaugh Community School, once the future site at Linglie Road has been developed. He advised that Knowepark Primary School has inadequate playing field provision, the site is constrained and there is no opportunity to expand capacity on the current site. He also advised that in school catchments where there are significant capacity issues Developer Contributions towards school provision will be sought commensurate with the size and type of development, in accordance with Policy IS2 Developer Contributions.

A Flood Protection Scheme is being taken forward for Selkirk under the Flood Risk Management (Scotland) Act 2009 and is at the Detailed Design Stage. The construction of the first phase of the work is planned for 2015/16. Developer contributions will require to be provided for any residential/commercial development within the existing extent of the flood area. The settlement is currently 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. It should be noted that the requirement for a Flood Risk Assessment will change when the Flood Protection Scheme has been fully implemented.

There is current and predicted longer term pressure on the health service’s accommodation in Selkirk. The accommodation may require to be upgraded or developed.

Selkirk falls within an area identified for a contribution to the Borders Railway (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.

The difficult corner at Yarrow Terrace/Etrick Road may require upgrading. The Selkirk bypass would be likely to require developer contributions.

With regards to Waste Water Treatment Works and Water Treatment Works, Selkirk currently has sufficient capacity.

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
ESE2	Kerr’s Land	1.0	24
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>The design and layout of the development should recognise the sensitivity of the Special Landscape Area and the need to provide an access that meets the standards of Transport Scotland in respect of the A7, a trunk road</li> <li>Evaluation and mitigation of potential archaeological interest</li> <li>Existing boundary wall to be retained where possible</li> <li>Existing boundary trees and hedgerows to be retained and protected where possible.</li> </ul>			
ESE10B	Linglie Road	2.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Development is to be restricted to the area, about 0.75ha, at the west end of the site that is outwith the functional flood plain and not at risk from a 1 in 200 year event</li> <li>Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape</li> <li>Consider the potential for culvert removal and channel restoration</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>Amenity of neighbouring residential properties must be safeguarded</li> <li>Existing trees to be retained and protected</li> <li>Robust belt of woodland planting along the south and east boundaries in order to provide containment</li> <li>Vehicular access to be from Linglie Road and integration with the street network to the south west to be addressed.</li> </ul>			

ASELK006	Philiphaugh Steading	1.6	32
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access should be taken from the A708 and a vehicular link to site ASELK021 to the north to be provided. Pedestrian/cycle links should be improved between this site and Selkirk</li> <li>• Retain existing trees to the south of the site to screen it from the A708</li> <li>• The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• A management scheme for planting is required</li> <li>• The design and layout of the development should recognise the sensitivity of the Special Landscape Area</li> <li>• As this site is at high risk from flooding a flood risk assessment is required to inform site layout, design and mitigation. In this respect, potential developers should be aware of the provisions of the Selkirk Flood Protection Scheme</li> <li>• No built development should take place on the functional flood plain; this area should be safeguarded as open space.</li> </ul>			
ASELK021	Philiphaugh North	1.2	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• New vehicular and pedestrian/cycle access to the site from site ASELK006 to the south</li> <li>• Creation of woodland structural planting along the northern boundary of the site to contain it. A management scheme for planting is required</li> <li>• The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• The design and layout of the development should recognise the sensitivity of the Special Landscape Area</li> <li>• Consider the potential for culvert removal and channel restoration.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL11	Riverside 2	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required.</li> </ul>			
zEL15	Riverside 6	0.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required</li> <li>• Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>• The A Listed Ettrick Mill and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting.</li> </ul>			
BSELK002	Riverside 5	0.5	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required.</li> </ul>			



BSELK003	Riverside 8	6.7	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 Guidance will be produced for this site</li> <li>• This is a local safeguarded business and industrial site as defined in Policy ED1</li> <li>• Due to the location of this site adjacent to a mixed use area, it is considered that this site would be appropriate for mixed use development</li> <li>• Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required</li> <li>• Development must have attractive frontage to Ettrick Water</li> <li>• Archaeological interests require to be investigated and mitigation measures may thereafter be required.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSELK001	Riverside 7	21.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district safeguarded business and industrial site as defined in Policy ED1</li> <li>• Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required for proposed development within this area.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSELK001	Forest Mill	0.5	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access to the site from the road to the west and the B7014 to the east</li> <li>• The redevelopment of the site should conserve and enhance the character of the category B Listed Forest Mill complex of single and multi-storey mill buildings and their setting. This includes machinery in the former wheel house and yarn store</li> <li>• The industrial archaeology of the site should be investigated and mitigated where possible</li> <li>• The site falls within a flood risk area so a flood risk assessment will be required.</li> <li>• A mix of residential, class 4 business and community uses could be appropriate on this site.</li> </ul>			
RSELK002	St Marys Church	0.1	21
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The site has been granted consent for a mix of flats and offices</li> <li>• The design of the site should conserve and enhance the character of the Conservation Area and in particular respect the category B Listed Selkirk Sheriff Court building to the north.</li> </ul>			
RSELK003	Land at Kilncroft/Mill Street	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of existing residential properties must be safeguarded.</li> </ul>			

RSELK004	Souter Court	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of existing residential properties must be safeguarded</li> <li>• Layout and design should conserve and enhance the character of the conservation area.</li> </ul>			

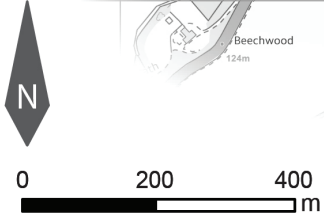
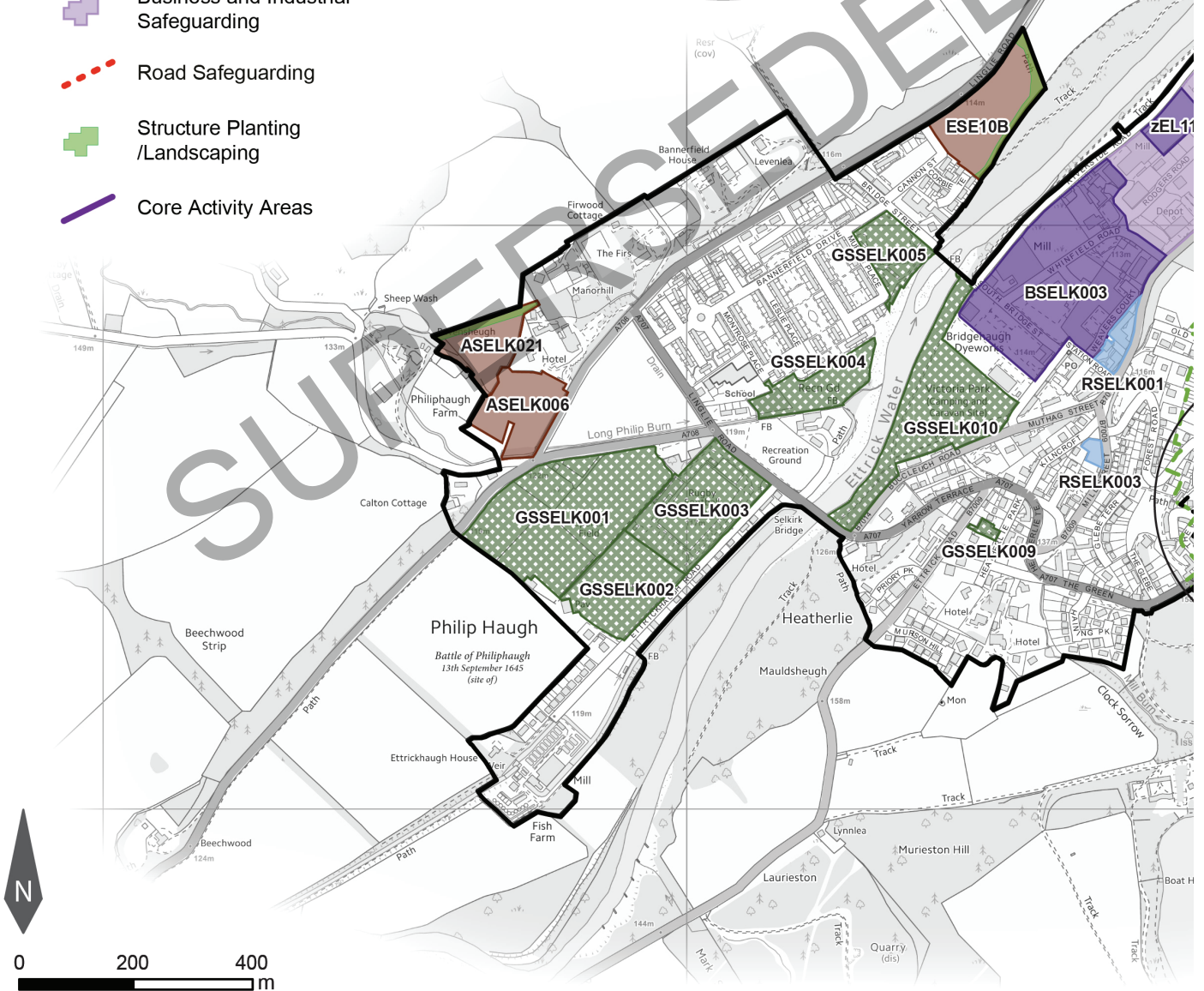
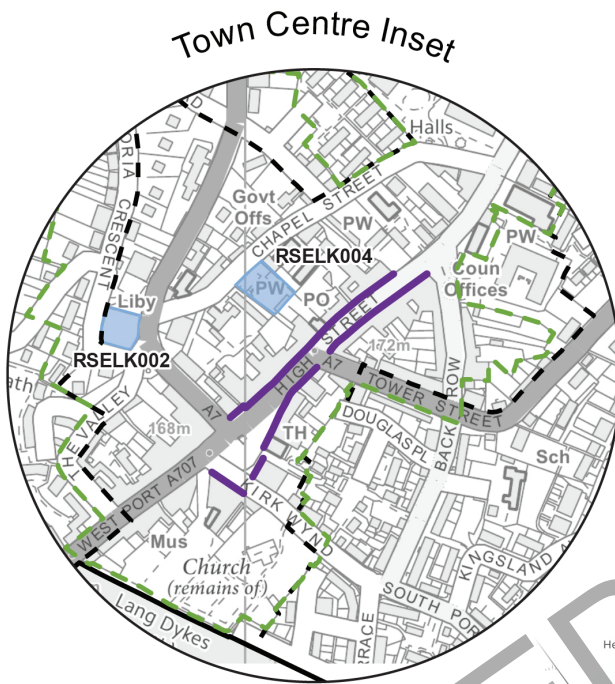
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSELK001	Selkirk Football Club	5.3
GSSELK002	Selkirk Cricket Club	2.1
GSSELK003	Selkirk Rugby FC	2.9
GSSELK004	Recreation Ground/Allotments	1.3
GSSELK005	Bannerfield Drive Open Space	1.2
GSSELK006	The Pringle Park/Scott Crescent Recreation Ground	5.1
GSSELK007	Selkirk Bowling Club	0.2
GSSELK008	South Port Recreation Area	0.8
GSSELK009	Heatherlie Park	0.1
GSSELK010	Victoria Park Camping & Caravan Site	3.7



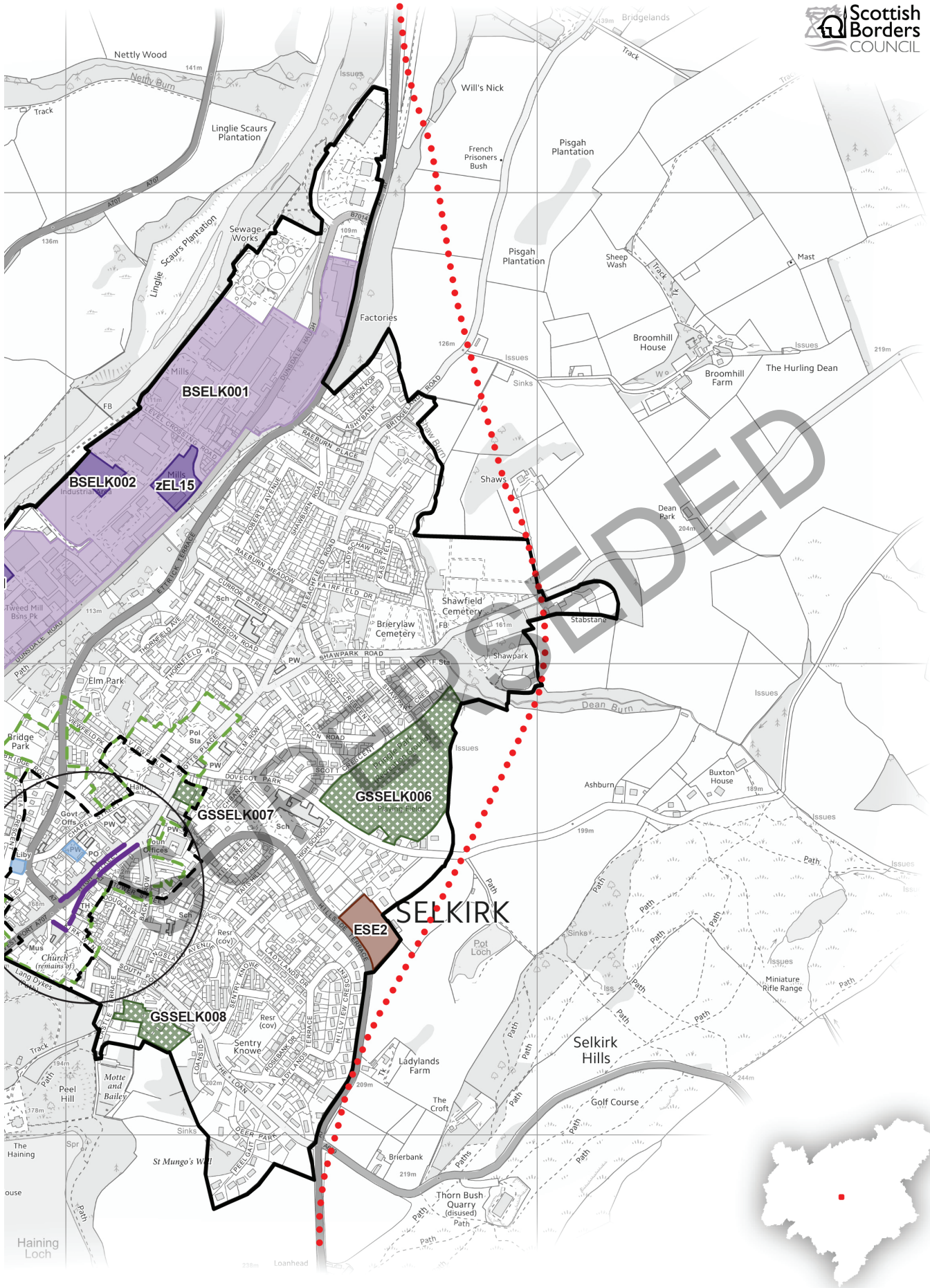
# Selkirk

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Road Safeguarding
-  Structure Planting /Landscaping
-  Core Activity Areas



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