

SETTLEMENT PROFILE

ST ABBS

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

DESCRIPTION

St Abbs is located 5 miles north-west of Eyemouth. The population of the village according to the 2001 Census was 185. St Abbs is located within the Eastern Strategic Development Area (SDA) as identified by the SESplan.

PLACE MAKING CONSIDERATIONS

St Abbs gains its character primarily from being a coastal fishing village perched on the north-east coast of the Borders. It benefits from views over the harbour and the wider North Sea. Further inland, the settlement's surroundings are dominated by arable and pastoral fields. The settlement and hinterland are of particular high amenity value with mature woodland to the north-west around Northfield House.

The Conservation Area covers the majority of the village and Northfield House. The harbour and the coastal location are important features as they are essential to the character of the place. Properties range from single, storey and a half, and two storeys in height; built hard to the footpath and following the streetscape. Building materials such as sandstone, pantiles and slate, and architectural details like transom lights, sash and case windows, and margins, add to the sense of place. Any alterations or new development must therefore aim to contribute to the existing character of the Conservation Area. There are 7 Listed Buildings within St Abbs.

In this Local Development Plan (LDP) period any identified housing need can be met elsewhere. Any expansion of the village would have a significant impact on the capacity of the existing road network in Coldingham. In addition, St Abbs is located adjacent to the Berwickshire and North Northumberland Coast Special Area of Conservation, St Abbs Head to Fast Castle Special Protection Area and the Berwickshire Coast SSSI. The coastline and inland surrounds of St Abbs are also designated as a Special Landscape Area (Berwickshire Coast). Any proposed development would need to adhere to the relevant policy requirements associated with these designations.

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 and Water Treatment Works, St Abbs currently has sufficient capacity.

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

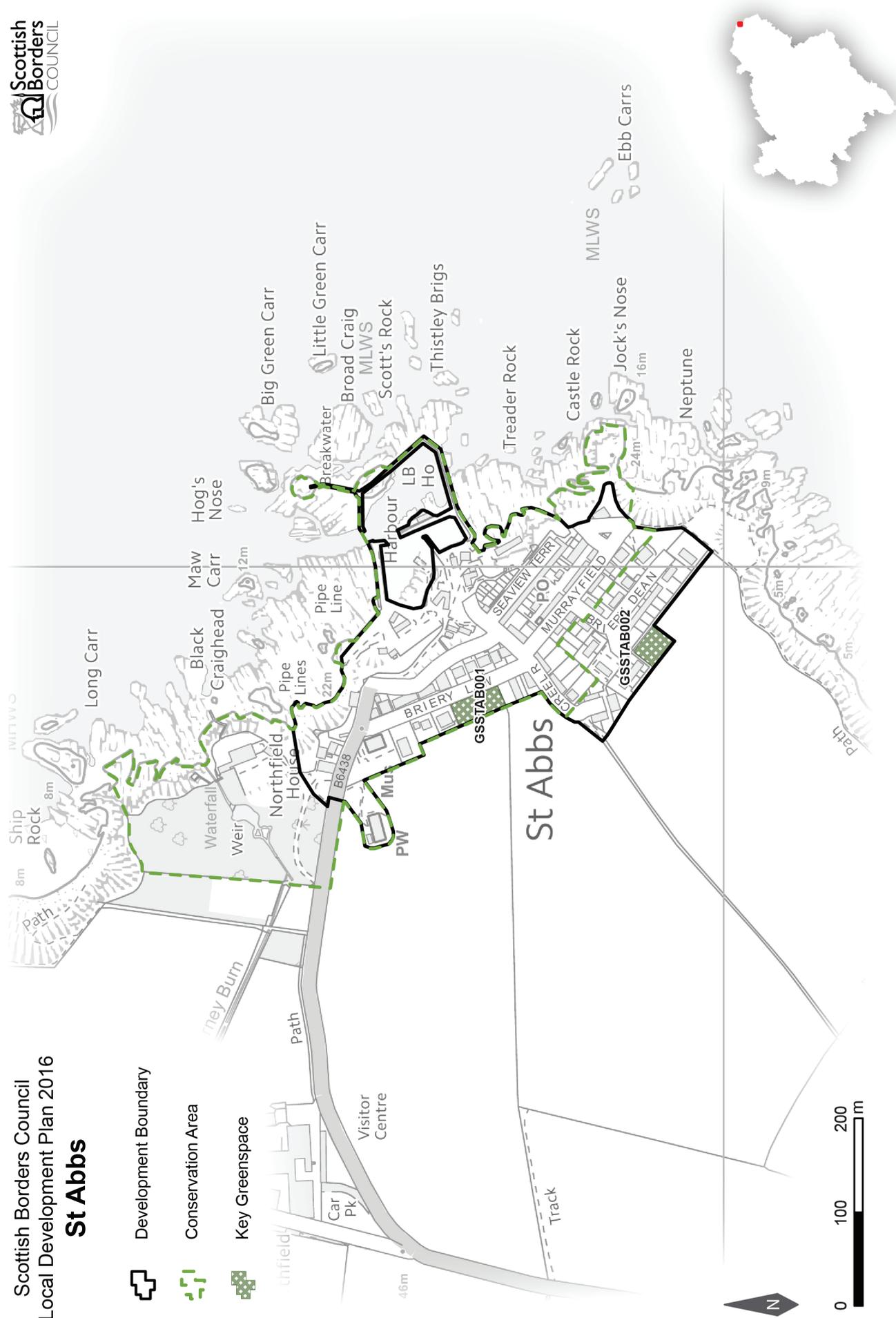
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTAB001	Briery	0.1
GSSTAB002	Play Area Briery Dean	0.1

Scottish Borders Council
Local Development Plan 2016
St Abbs

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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