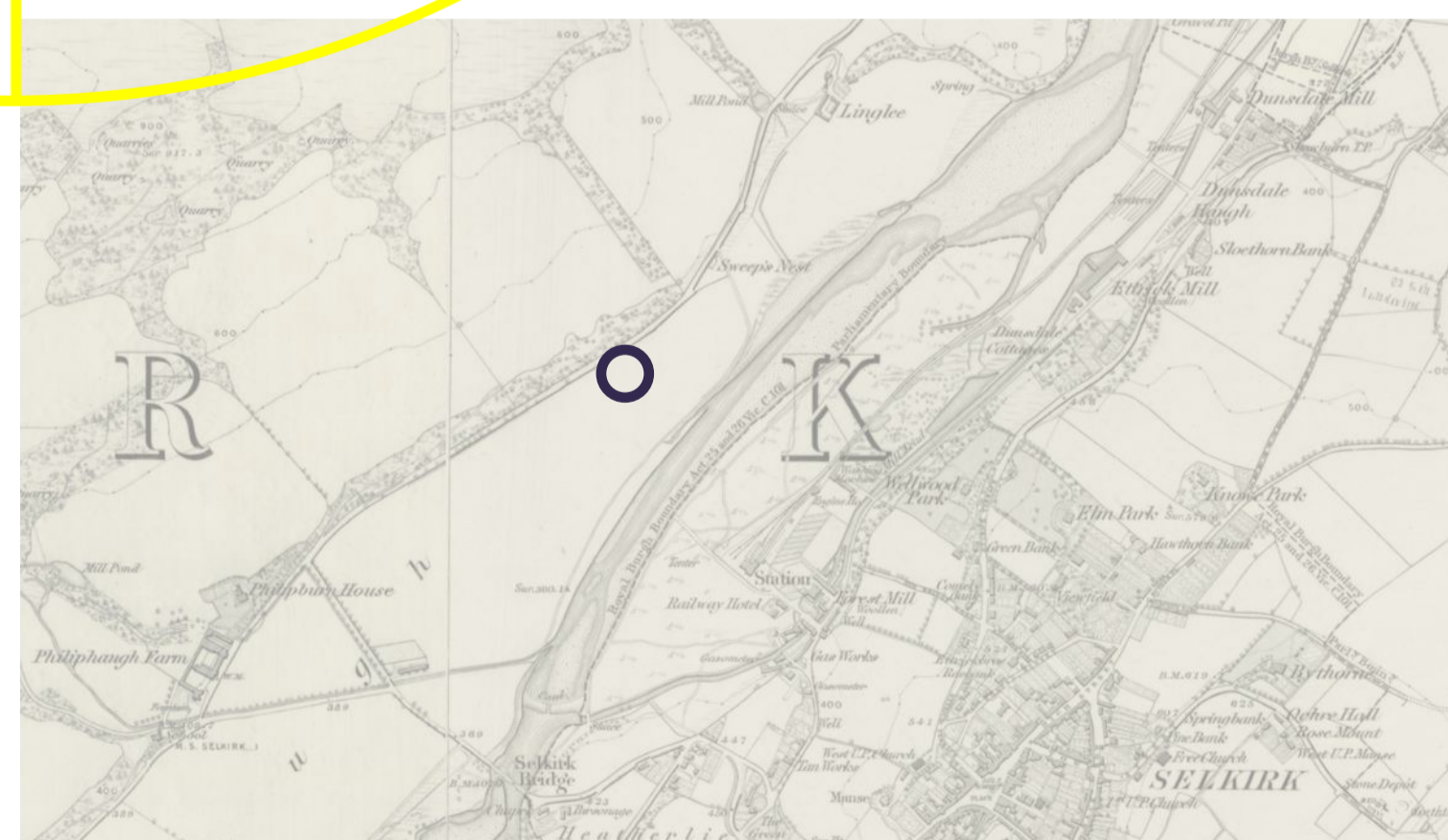


Site Analysis

Key

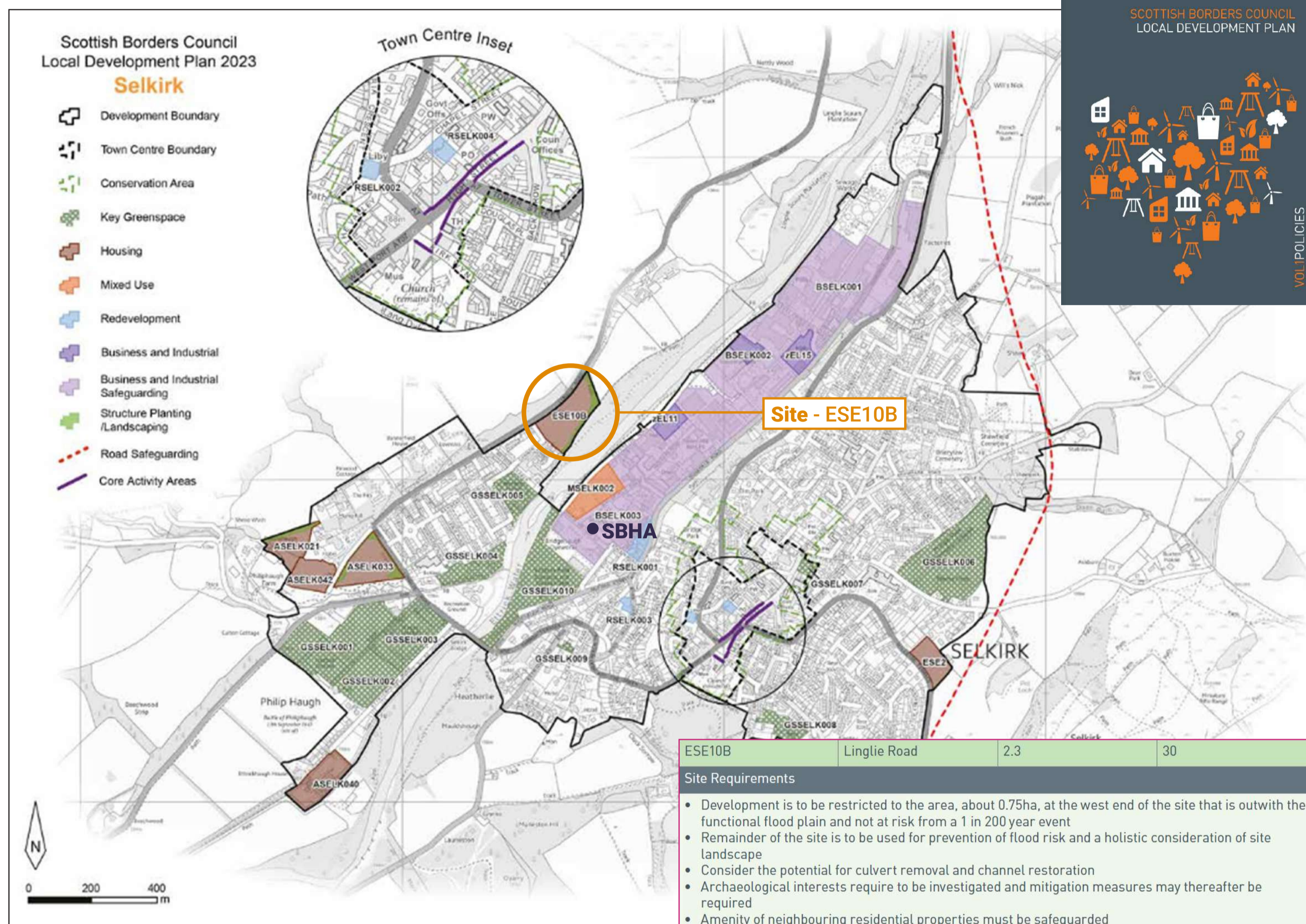
- - - - - Ownership site boundary
- Settlement boundary from LDP
- Approximate line of existing flood defences
- Approximate line of sun path
- ~~~~~ River bank to Ettrick Water

Footbridge to South Bridge Street

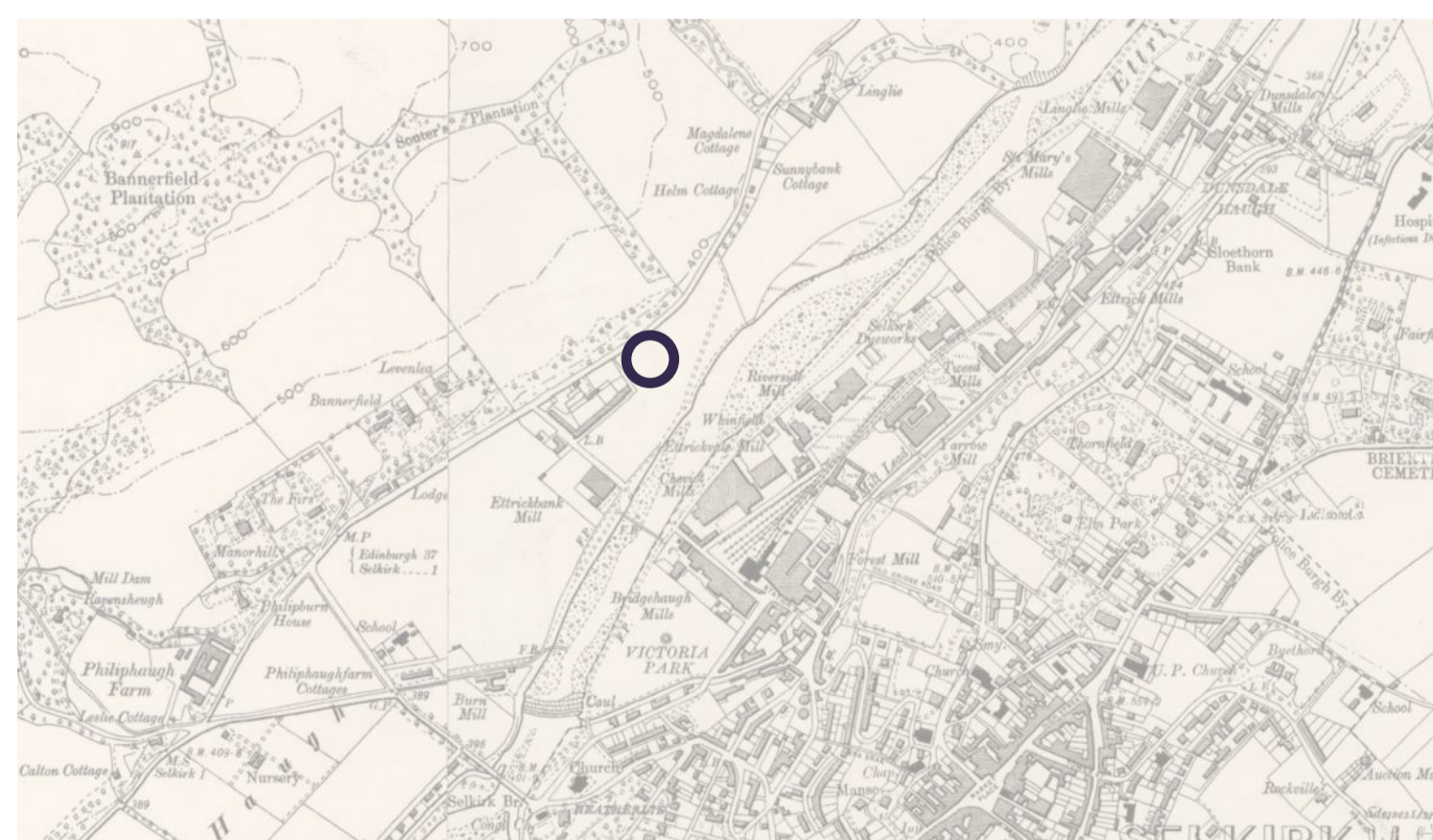


1858 Historic Map

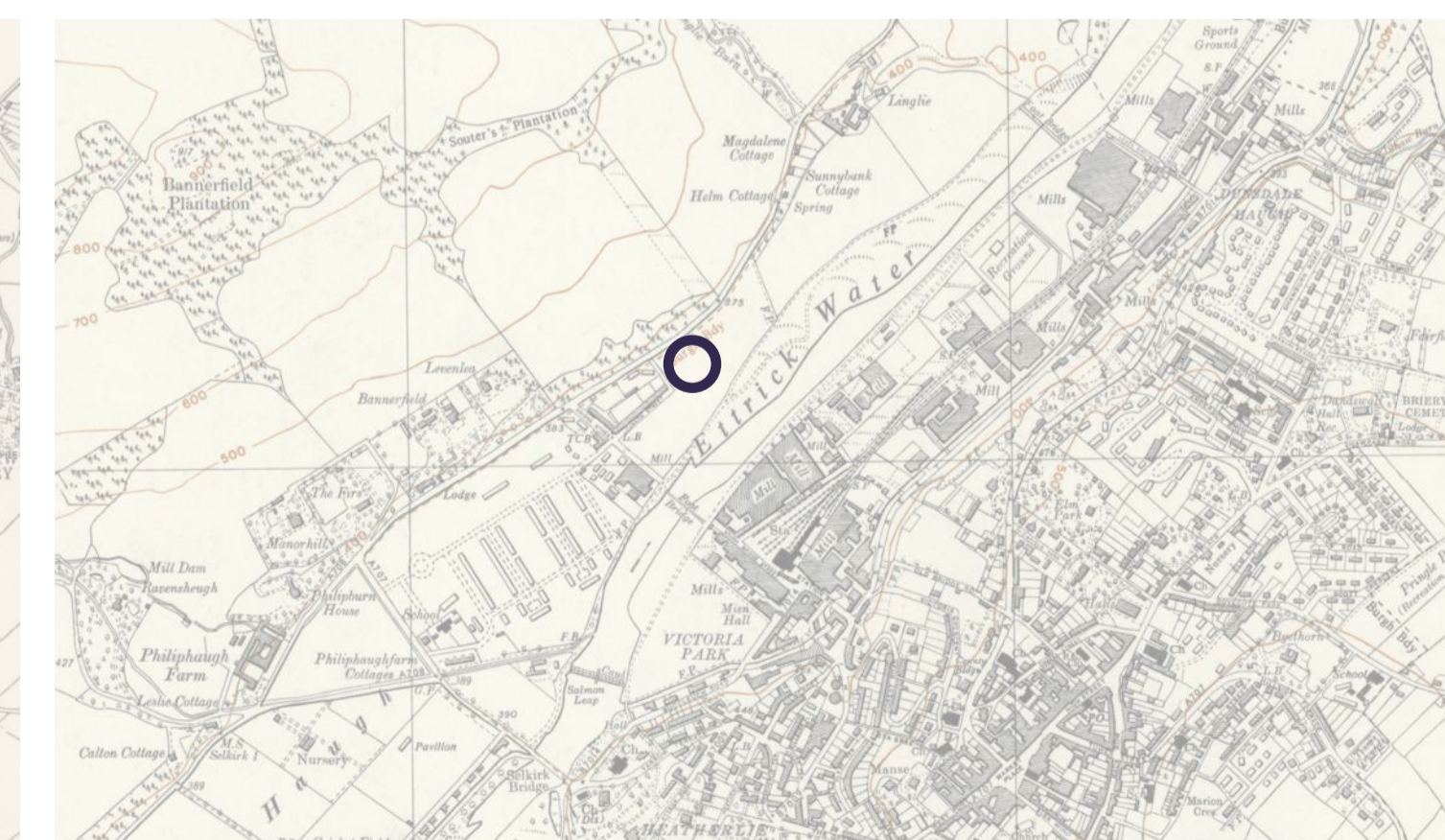
Local Development Plan



ESE10B	Linglie Road	2.3	30
Site Requirements			
<ul style="list-style-type: none"> • 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 • Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape • Consider the potential for culvert removal and channel restoration • Archaeological interests require to be investigated and mitigation measures may thereafter be required • Amenity of neighbouring residential properties must be safeguarded • Existing trees to be retained and protected • Robust belt of woodland planting along the south and east boundaries in order to provide containment • Vehicular access to be from Linglie Road and integration with the street network to the south west to be addressed. 			



1897 Historic Map



1957 Historic Map