

Introduction, Context

This presentation to the local community is to provide an overview of the proposed project at Canongate, Denholm. This includes some background information, key issues for the site, and the design development prior to submission of a planning application for the site in Autumn 2026.

Meet the Project Team:
Scottish Borders Housing Association

As the largest Housing Association in the Scottish Borders, we provide affordable homes for over 5,700 tenants and families all across the Scottish Borders, from Oxton in the north to Newcastleton in the south and from West Linton to Yetholm.

We are committed to enhancing lives by providing quality homes and great places to live throughout the Scottish Borders. We want to grow our business and provide more homes to meet the needs of the communities we serve and are on course to deliver on our target of 300 new homes delivered by the end of 2028. Building our new homes will bring other benefits to the community including training and employment opportunities and support for local organisations and community groups.

Cruden Partnerships Ltd Developer

Cruden is one of Scotland's largest independent development and construction companies, with over 80 years, experience in delivering high-quality homes and communities. The business has an established track record in successfully delivering mixed tenure developments, working in partnership with local authorities and Registered Social Landlords to provide private, mid-market and affordable homes. Cruden is committed to creating sustainable energy-efficient places that support inclusive communities and modern lifestyles. Our collaborative approach ensures well-balanced, tenure-blind developments that deliver long-term value for residents and the wider area.

Cruden is committed to delivering community benefits that create positive local outcomes. Working with local stakeholders to identify and deliver meaningful community benefits throughout the construction of this development. As the project progresses, we will engage with local schools, employability organisations, community groups and supply chain partners to understand local priorities and maximise opportunities for residents. Potential initiatives may include educational engagement activities, careers events, work placements, job creation, site visits, skills development opportunities, and support for the local community projects. Our lasting approach will be shaped by local needs to ensure a positive and lasting impact within the community.

Aitken Turnbull Architects

Aitken Turnbull have worked in the residential sector for over 40 years. We are the largest Architectural practice in Southern Scotland with a geographic spread across Southern and Central Scotland. Our dedicated living team have completed hundreds of residential projects from master planning large developer schemes in excess of 200 houses and many smaller local developments.

The project design team working alongside AT include InDev Consult Ltd as Structural and Civil Engineers and DWA as the landscape architects.

Site

The Canongate site is located at the northeastern corner of Denholm. The site is close to the centre of Denholm and sits close to the A698 between Hawick and Jedburgh. There is currently no development on the site, however there is previous planning history as noted below.

Planning

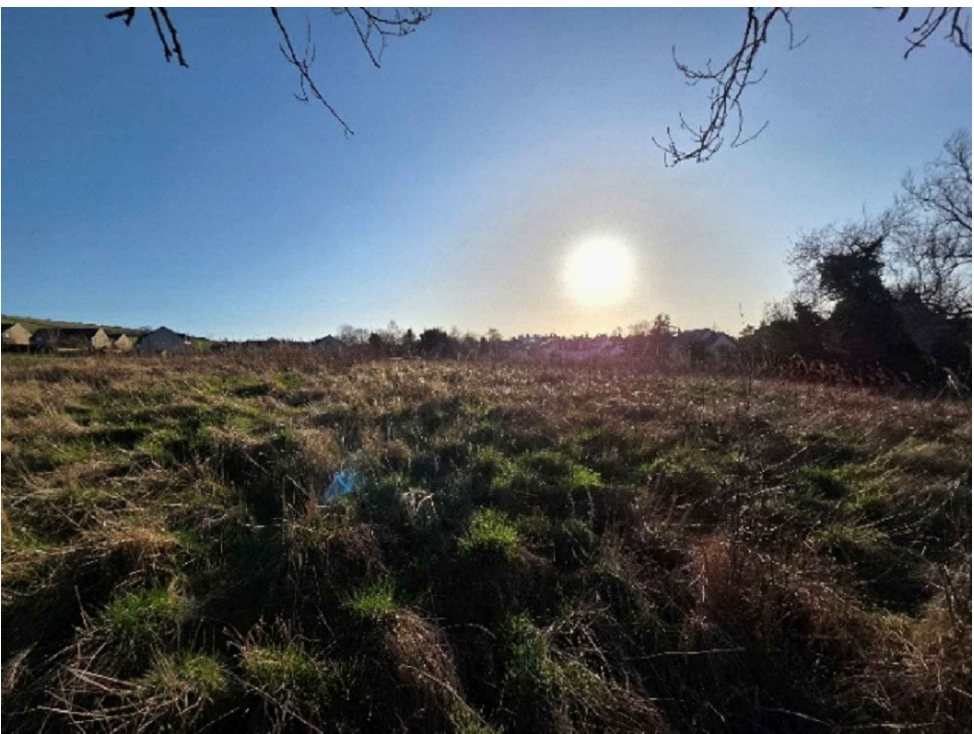
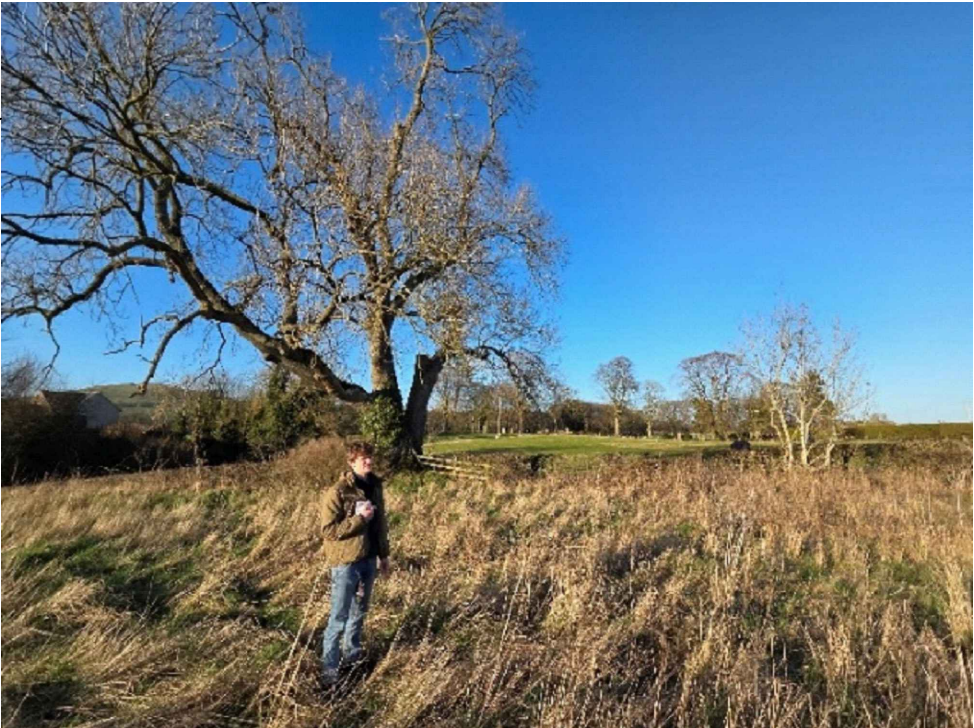
The local development plan (LDP) for Scottish Borders has noted the site (0.9 hectares) as an area for housing. The site is referenced as RD4B - Denholm Hall Farm. The site has an application history with three applications having been approved for 19 houses (between 2007-2023). The project team have been in discussion with Scottish Borders Council for pre-application advice on the development during 2026 and have reviewed and taken into consideration their feedback and comments on our initial proposals for the site development.

Context

The site is currently a vacant field, and has surrounding properties to the west, the River Teviot sits to the north and the Denholm Cemetery to the northeast. There is a gradual slope within the site upwards from the Canongate road moving south. Existing boundary treatments around the site include a low level stone wall running along the Canongate road boundary, along with a hedge along the northern edge, a post and wire fence to the east and a timber fence towards the south western corner adjacent to the neighbouring property. Multiple existing trees are located on the site, mostly in the northern corner. The surrounding context is a mixture of single and two storey properties, with a mixture of render and stone buildings predominately.



Site Constraints (Imagery ©2026 Airbus, CNES/ Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data © [2026] Google)



Site/ Context Photos