

SETTLEMENT PROFILE

NEWTOWN ST BOSWELLS

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

DESCRIPTION

Newtown St Boswells is located in the Central Borders Strategic Development Area as defined in the SESplan. At the 2001 Census the population in the village was 1,153.

PLACE MAKING CONSIDERATIONS

Newtown St Boswells is dominated by views of the Eildon Hills and the Black Hill. The village centre is clustered around the B6398 at Old Station Court and Tweedside Road. Other features of interest include the Auction Mart with its octagonal ring building, the former school and the nineteenth century terraces.

The semi natural/plantation wood along the Bowden Burn is included in Scotland's Semi-Natural Woodland Inventory (SSNW). The River Tweed lies to the east, but tributaries – Sprouston Burn and Newtown Burn (further west known as Bowden Burn) – flow through Newtown St. Boswells itself and east of the main built up area, they both have SSSI status. The area to the north of the settlement, from Sprouston Burn to the junction of Earlston Road and the A68, is part of a National Scenic Area and is highly visible from the A68 trunk road and the attractive settlement of Eildon.

Newtown St Boswells is located within the heart of the Borders and is the Council's administrative centre. It has excellent road connections, is convenient for the Borders Railway and has good quality developable land in its vicinity. The planned expansion of the village is allocated as site ANEWT005 in the Plan.

It is expected that, aside from any future expansion, there will be a growth in pressure to develop within Newtown St Boswells. In addition to the expansion area, two housing sites are allocated. A large site is allocated along Melrose Road, heading towards the A68 away from the village. A smaller site is allocated to the north-west of the existing village, located between the school area and the planned expansion.

The allocated redevelopment sites provide mixed use opportunities which will encourage regeneration of the village centre. There is community support to redevelop and regenerate Newtown St Boswells and it is hoped that these aspirations can be met through the redevelopment sites and the future expansion. The Council has developed a Development Framework to support and provide guidance for the redevelopment of the village centre.

Areas to north and east of the A68 are considered to be unsuitable for residential expansion. If planned expansion does not take place, the preferred area for the longer term development of Newtown St Boswells is to the west. This would allow a more sensitive edge to be created to Newtown St Boswells. Although this land is within the Special Landscape Area, and further investigations must be carried out, the impact of development at this location would be significantly lower than to the north or east of the settlement.

Where possible, the relocation to more suitable sites of various existing uses in the village that generate heavy goods vehicles and other commercial vehicle movements will be supported, in the interests of road safety, local amenity, and regeneration.

The separation between the two communities of Newtown St Boswells and Eildon must be retained and further development along Earlston Road and Melrose Road will be resisted.

There are two areas, near the primary school, 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 existing primary school does not have the capacity to accommodate pupils from all allocated sites. Contributions will be sought for expansion of existing facilities or development of new education facilities in the catchment area based on the best long term solution for the settlement as a whole when all sites have been taken into consideration. A contribution towards Earlston 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.

There are current and predicted longer term pressures on the health service's accommodation in Newtown St Boswells. The current premises require upgrade or development.

Newtown St Boswells 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.

With regards to Waste Water Treatment Works, Newtown St Boswells has limited capacity. Contributions may be required where upgrades are necessary. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

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
ENT4B	Melrose Road	4.4	68
Site Requirements			
<ul style="list-style-type: none"> • The layout and design of the site should be sympathetic to the local character and to the setting of the Eildon and Leaderfoot National Scenic Area and should take advantage of any solar gain, for energy efficiency • Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road • Appropriate landscape scheme with maintenance programme • Archaeology interests have been recorded in the surrounding area, archaeological assessment including archaeological evaluation along with any associated mitigation measures is required • Existing trees and hedgerows to be retained and protected where possible. 			
ENT15B	Sergeants Park II	2.0	30
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
ANEWT005	Newtown Expansion Area	58.0	900
Site Requirements			
<ul style="list-style-type: none"> • Outline of development will be determined in master planning exercise that will be undertaken in consultation with local communities and be submitted as supporting document to a planning application. Master plan should include consideration of the following (the list is not exhaustive): • Access from A68 (including considering new roundabout) and road/transport network within the settlement • Provision of cycle paths and footpaths • Full integration with existing street network in the village • Provision of areas for SUDS, public park, greenspace, open space and play equipment • Sustainable approach to construction and use of renewable energy for running of buildings • Provision of school and nursery to serve the local catchment area • Scale and design of the development needs to consider the sensitive landscape and settings • Use of landscaping and buffers to create strong boundary of the settlement • Management scheme for any planting is required • Incorporate outcome from community consultations in development and regeneration of the village centre • Provision of sports facilities • Design of development needs to conserve and enhance the landscape value of the National Scenic Area • Flood risk assessment is recommended to inform site layout. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BNEWT001	Tweed Horizons Expansion	13.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic high amenity business and industrial site as defined in Policy ED1 • Development of high amenity employment site (Class 4 of the Use Class Order) • Woodland and hedges are required to screen from the A68 and to minimise visual impact from surrounding areas • Hedges and tree line required to reinforce and improve existing hedgerow along the southern part of the site to screen the site • A woodland buffer is required to screen the existing farm from the development if the farm continues to be used for agricultural use. Details at planning application stage needs to consider overshadowing of the farm • Management scheme for any planting is required • Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 in conjunction with the Newtown expansion to the west of the A68 • Careful consideration is required relating to design, location and scale due to the proximity to Dryburgh Conservation Area, Dryburgh Abbey, Tweed Horizons and its landscaped setting • Woodland screening to be maintained and enhanced to minimise impact on Dryburgh Abbey and the area to the east • Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration • Provide a master plan to identify and respond to the landscape sensitivities of the site and the wider National Scenic Area • It should be noted that this site extends into the Dryburgh Conservation Area, refer to Dryburgh Settlement Map. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL36	Waverley Place	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a district safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWT001	Auction Mart	9.6	220
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			










REDEVELOPMENT

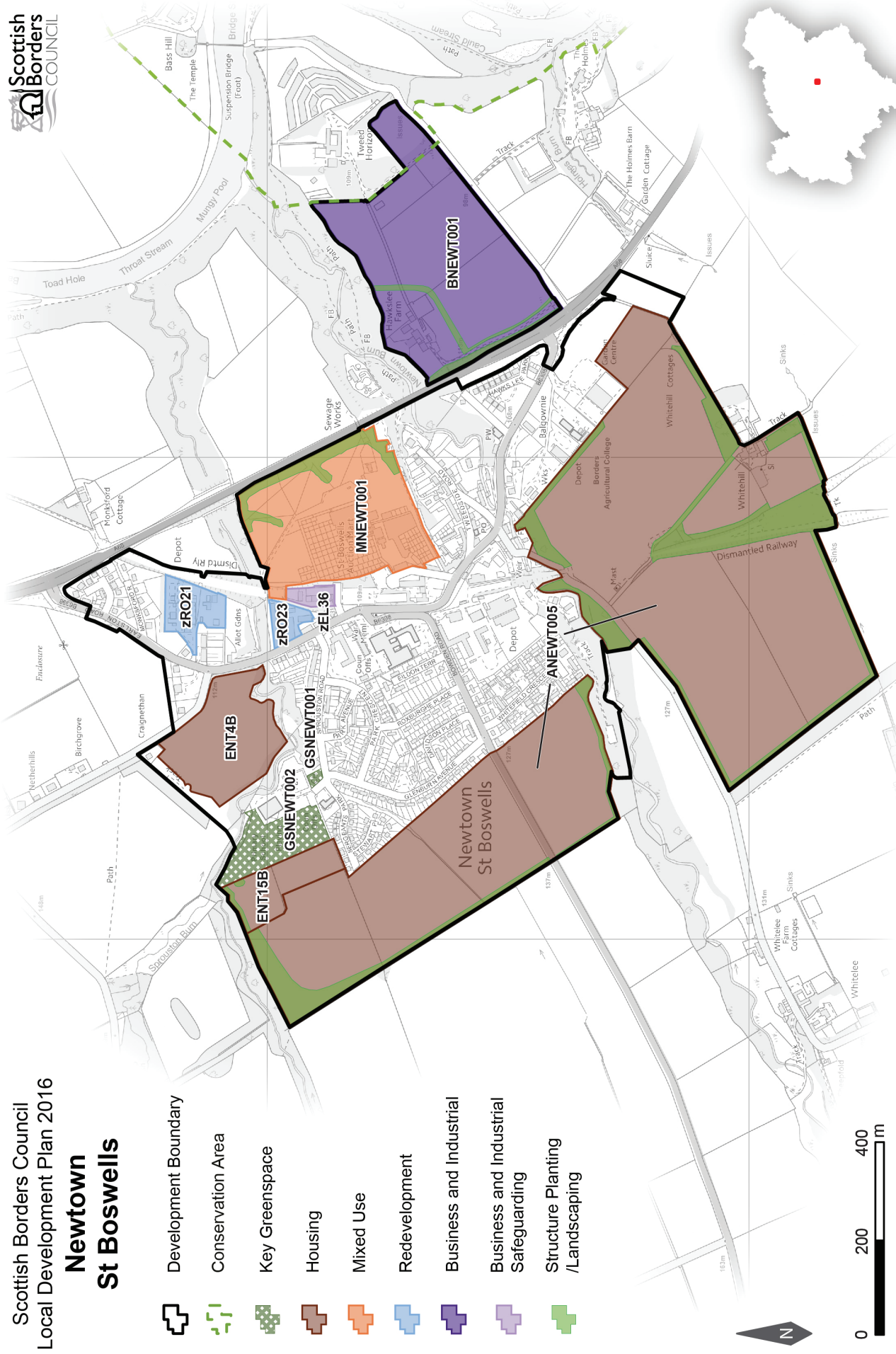
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR023	Mills	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Development Framework. 			
zR021	Depot	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Contamination assessment would be required and appropriate mitigation measures thereafter. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWT001	Sergeants Park	0.1
GSNEWT002	King George V Playing Field	1.9

Newtown St Boswells

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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