

SETTLEMENT PROFILE

NEWCASTLETON

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

DESCRIPTION

Newcastleton is located in the upland valley of Liddesdale, on the north bank of the Liddel Water river. It is situated on the B6357, mid-way between Carlisle and Jedburgh, and lies about 21 miles due south of Hawick. The population is 784 (2001 Census). Newcastleton is outside the Central Borders Strategic Development Area as defined in the SESplan.

PLACE MAKING CONSIDERATIONS

Newcastleton is relatively distant from the other settlements in the Scottish Borders and has links with England, particularly Carlisle. Its relative remoteness means that the community is concerned about its relationship to the wider regional land use and development strategies and this is a factor which must be carefully considered in its future planning.

The Council wishes to see the extension of the Borders Railway southwards from Galashiels to Carlisle. The indicative line is protected in the Local Development Plan and follows the line of the disused railway along the western edge of Newcastleton. Safeguarding of the route needs to be taken into account when development is proposed in the vicinity.

The unique character of Newcastleton is established by its formal street layout with a central square and two secondary squares. It is considered to be the best example of a late 18th century planned village in the Borders and the majority of the settlement is designated as a Conservation Area. Newcastleton has a distinct grid iron layout and displays distinct building styles and architectural details. The designs for any new development should seek to respect the character of individual buildings and the wider Conservation Area.

As the main settlement in the southern Borders it has a short term housing allocation as well as a mixed use allocation to meet local development needs. Landscaping is indicated and would need to be incorporated into any development of the sites.

Three areas of key greenspace are identified in Newcastleton at Union Street, Douglas Square and the Polysport Playing Field.

The preferred area for future expansion beyond the period of this Local Development Plan will be to the south of the settlement. Expansion in this direction will be dependant upon flood risk assessment.

Development to the north of the settlement will be resisted where there is an adverse effect on the Liddel Water. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan Review.

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.

There is no requirement for contribution towards education provision.

This settlement is 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.

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

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

DEVELOPMENT SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RNE2B	South of Holmhead	0.3	5
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access via Moss Road • Layout and design to consider the adjacent conservation area and the location on the edge of the village in order to retain the character of the settlement • Links to existing paths are required. A Right of Way runs to the north-east of the site linking the caravan site to the west with North Hermitage Street and needs to be considered at development stage • Existing trees to the north, south and west of the site to be retained and protected where possible. A tree protection plan will be required • Flood risk assessment will be required. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL44	Moss Road	0.5	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
MNEWC001	Caravan site	1.1	20
Site Requirements			
<ul style="list-style-type: none"> It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site No development should take place on the line of the proposed extension to the Borders railway. This is expected to follow the former track bed of the disused railway, which runs through the whole length of the north western edge of the site. The land safeguarded for the railway should be landscaped and a management scheme for planting is also required Links to existing paths are required. A Right of Way runs through the site and needs to be considered at development stage Newcastleton ponds are located within the site and should preferably be used as features within the site Consideration is required in terms of layout and design to consider the conservation area in the village and the location on the edge of the settlement to retain the character of the settlement Protected species interests have been recorded in the area and further assessment on nature conservation will be required Access via Moss Road Appropriate SUDS are required Flood risk assessment is recommended to inform site design and mitigation. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWC001	Playing Field / Polysport	1.3
GSNEWC002	Union Street Playing Field	0.9
GSNEWC003	Douglas Square	0.1

Scottish Borders Council
Local Development Plan 2016
Newcastleton

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



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023423.
For further information, including help reading this document, please contact: Planning Policy & Access, Regulatory Services, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 826511. Email: localplan@scotborders.gov.uk
Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.