

# SETTLEMENT PROFILE

## NEWSTEAD

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

### DESCRIPTION

Newstead lies two miles east of Melrose and is included in the Central Borders Strategic Development Area as defined in the SESplan. The population of Newstead is 256 (2001 Census).

### PLACE MAKING CONSIDERATIONS

Newstead is located within the Eildon and Leaderfoot National Scenic Area.

The original village has developed fundamentally in a linear form along either side of the Main Street. Properties range from single to two storeys in height. Most of the village centre properties are in groups of two with a number of detached properties. Some of the older properties have been built hard to the Main Street with no footpaths.

The Newstead Conservation Area incorporates almost all of the settlement. Lying on land steeply rising from the south banks of the River Tweed, the village of Newstead is reportedly the oldest village in Scotland. It is recommended that any alterations or new development within the Conservation Area should have regard to traditional building material and detailing to contribute to the retention of the settlements character.

The distinct character and setting of Newstead is recognised. Policy EP6 (Countryside Around Towns) seeks to protect the area between Newstead and Melrose from development in the longer term, primarily to avoid coalescence of the settlements, thereby retaining individual character.

There is one area, south of the Orchard, identified as a key green space.

The settlement of Newstead experiences pressure for further development but due to its sensitive location it has not been possible to identify any land for development. Given the proximity of Newstead to the proposed railway station at Tweedbank, it is likely to experience even greater pressure in the future. Therefore it is important that the areas of open space within the settlement and the area surrounding the Trimontium Fort should be protected from future development. The fields to the east of the Development Boundary should also be protected from future development, these are considered to form part of the character of the village.

## INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

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.

Newstead 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.

The Waste Water Treatment Works in Melrose serve Newstead. There is adequate capacity to accommodate development.

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




## DEVELOPMENT AND SAFEGUARDING PROPOSALS

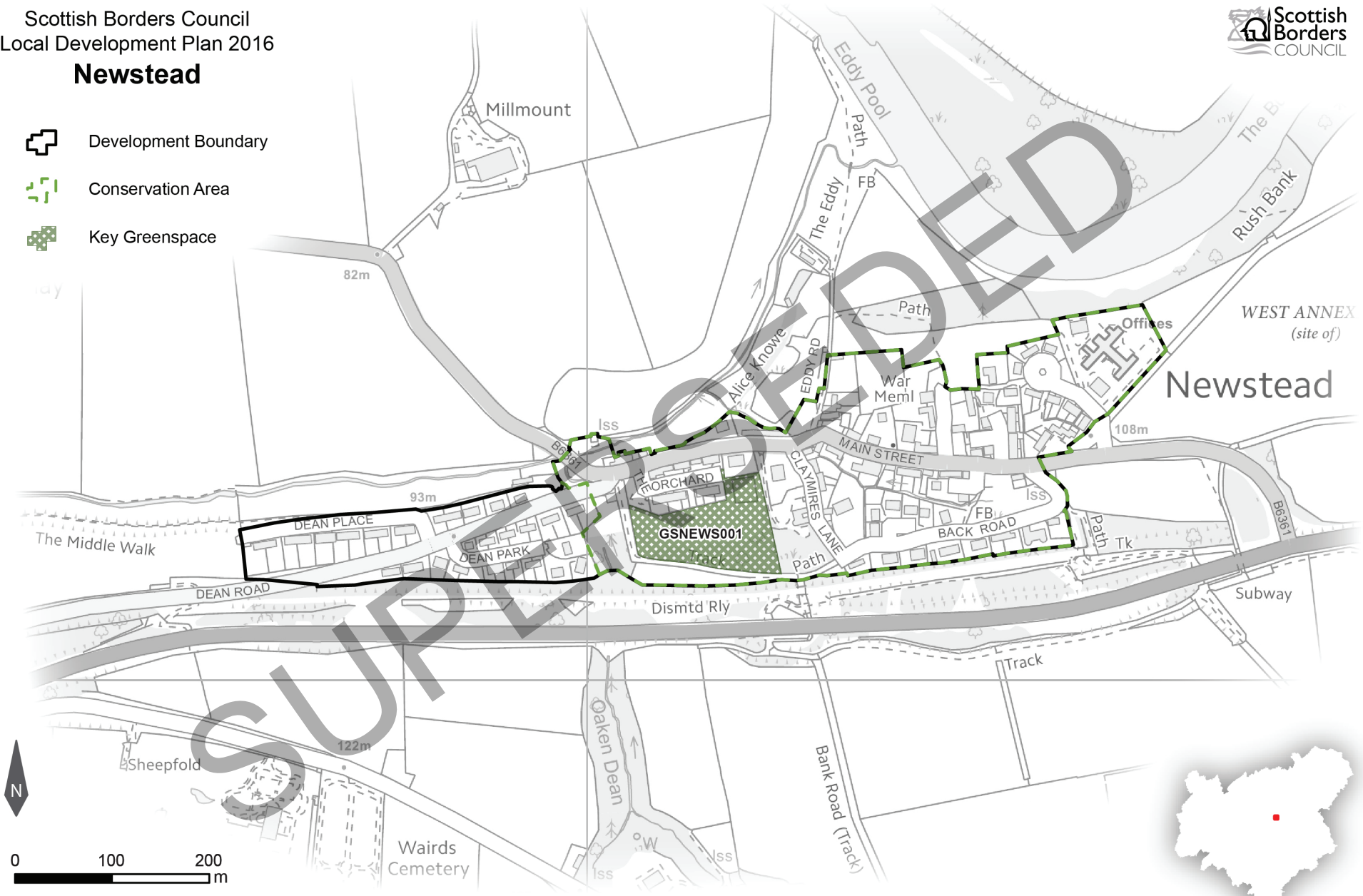
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWS001	Community Playing Field	1.0

Scottish Borders Council  
Local Development Plan 2016

**Newstead**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



## Newstead

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing

