

# SETTLEMENT PROFILE

## ST BOSWELLS

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

### DESCRIPTION

St Boswells is located within the Central Strategic Development Area as defined in the Strategic Development Plan and lies within the Central Borders Housing Market Area. The population of St Boswells according to the 2001 Census is 1,115. The settlement is located 8 miles from Galashiels and 10 miles from Kelso.

### PLACE MAKING CONSIDERATIONS

St Boswells is an attractive village with much of its character gained from the large green. The Green and the cricket ground provide an interesting and attractive entrance to the village against the backdrop of the Eildon Hills.

The St Boswells Conservation Area has a distinct layout and is centred on the large green with its tree-lined approach into the centre of the village. There is a wide range of property within the Conservation Area: mainly two or two and a half storeys in height, but including terraces, semi detached or detached. Three large detached properties sited on the ridge of land on the north boundary have good views both into the village and over the River Tweed. Detached properties tend to be sited back from the road and those built in rows are mainly built hard to the street with few exceptions.

As the layout of St Boswells is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Building materials that prevail throughout the Conservation Area are red and cream sandstone, harling, slate as well as whinstone, though mainly in the construction of boundary walls. Architectural details include sash and case windows, dormers (a few of which have corbelled details), fanlights, transom lights, margins and rybats. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area is considerable. Any new development or alterations should therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

An issue which is of particular concern within St Boswells is that of transport. As a result of increased through-traffic, resident's on-street parking and shop traffic including deliveries, the Main Street through the settlement and its junction onto the A68 can become very congested particularly at peak times. As a result of this, parking within the settlement can also appear a problem. These are issues that will require continued assessment.

St Boswells and the surrounding area is covered by the Countryside Around Town policy. The policy seeks to protect the settlement from coalescence and thereby retaining the individual identity of St Boswells as well as protecting and enhancing the local area.

Although the Charlesfield Industrial Estate is located outwith the Development Boundary of the settlement, it plays an important role in the settlement and is seen as a strategic employment site within the Borders. The Plan allocates a Business and Industrial site, which provides an extension to the east of the existing Industrial Estate at Charlesfield, which is safeguarded within the Plan.

The Plan also identifies four key greenspaces within St Boswells which provide recreational opportunities for the community and therefore are to be protected.

Given the sensitivity of the character and setting of St Boswells it has not been able to identify an area for longer term expansion at this stage. Further detailed assessment will be required during the next Local Plan Review to assess for any areas for further expansion.

## INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided under the provision of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

The Director of Education and Lifelong Learning states that any further release of land at St Boswells for housing may require expansion to the existing school facilities. 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.

St Boswells falls within an area identified for a contribution to the Waverley Railway Project (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, 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

### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL19	Extension to Charlesfield	15.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a strategic business and industrial site as defined in Policy ED1</li> <li>• Appropriate vehicular access is to be taken from the existing road through Charlesfield Industrial Estate and the road to the north of the site which presently connects the industrial estate with the A68. Consideration must be given to public transport provision, pedestrian connectivity with St Boswells and the suitability of the existing junction with the A68 which will require discussions with Transport Scotland</li> <li>• Structure planting required on the south-east boundary to provide setting for development and screening from the A68. A management scheme for planting is also required</li> <li>• Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the east of the site</li> <li>• Existing boundary trees and hedgerows to be retained where possible.</li> </ul>			







### BUSINESS AND INDUSTRIAL SAFEGUARDING

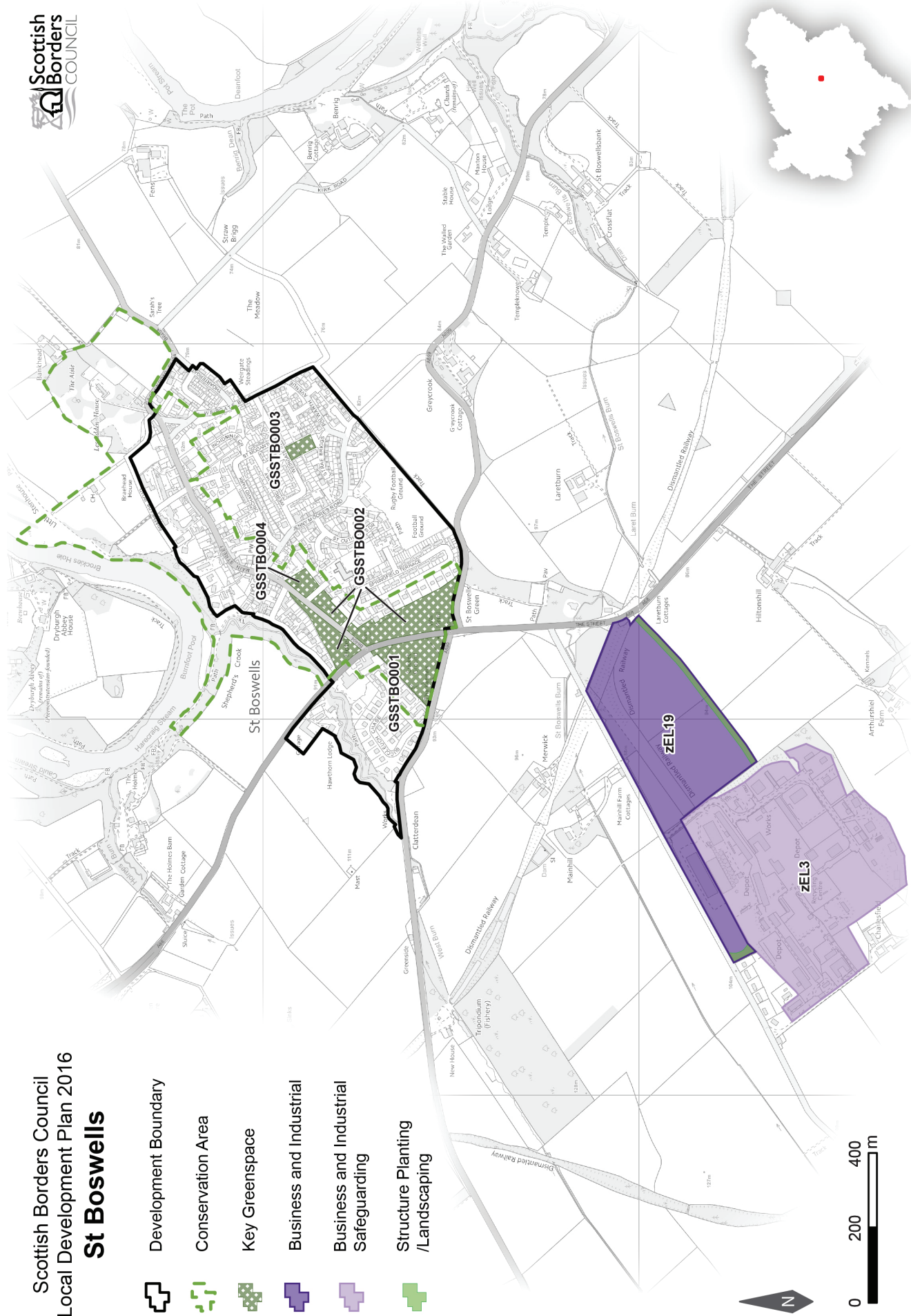
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL3	Charlesfield	23.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a strategic safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTB0001	Cricket Ground	2.0
GSSTB0002	Main Street	3.9
GSSTB0003	Weirgate Avenue	0.3
GSSTB0004	Greenside	0.4

Scottish Borders Council  
Local Development Plan 2016  
**St Boswells**

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



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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.