

Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

Whitlaw Road Industrial Estate Extension, Lauder

Mini Planning Brief

September 2011



This page has been intentionally left blank.

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Introduction

This mini planning brief sets out the main opportunities and constraints relating to the site allocated for employment use in the Consolidated Local Plan - BLAUD002 North Lauder Industrial Estate, now referred to in this brief as Whitlaw Road Industrial Estate Extension. This brief provides a framework vision for the future development of the site. A planning approval on this site already exists in the form of application '10/00170/FUL - Change of use of agricultural land to form employment land and construction of new access road and services'.

It should be noted that as with all planning briefs, this brief should be read in conjunction with the Consolidated Structure Plan, Consolidated Local Plan and other published Supplementary Planning Guidance.

Local context

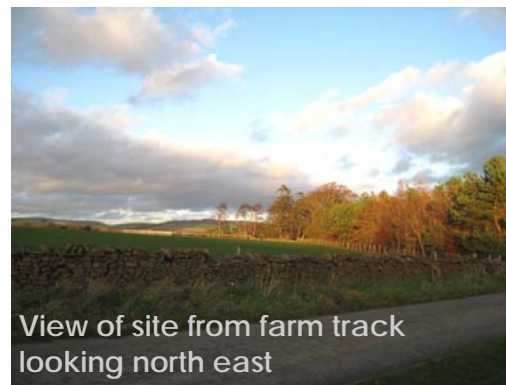
The site is located to the north of the existing safeguarded employment site and is surrounded by countryside on three sides.



Figure 1-Local Context

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths	Weaknesses
<ul style="list-style-type: none"> Proximity to employment site allows for logical extension of Employment Land Relatively flat land. 	<ul style="list-style-type: none"> Whilst area is relatively close to the town centre, it feels very much on the outskirts of the town.
Opportunities	Threats
<ul style="list-style-type: none"> Access routes running adjacent to site Creation of local jobs from allocation of Employment Land Extensive planting on ridgeline to ensure attractive entrance, screening and as shelter from prevailing winds. 	<ul style="list-style-type: none"> Potential contaminated land along dismantled railway route Employment land not taken up Suburban character of new development will detract from the historic setting of the settlement .



View of site from farm track looking north east

Figure 2-View of Site

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Site Analysis

The site has been allocated within the Consolidated Local Plan 2011 for employment and is therefore protected by Local Plan Policy ED1 - Protection of Employment Land.

The site takes in the southern part of a larger almost rectangular field which is located to the north of the existing safeguarded employment site - Whitlaw Road Industrial Estate.

Whilst generally flat, the site has a gentle dome in the centre which falls away to the edges. The field is enclosed by a drystone wall to the south west and south. The north west boundary is not defined by any physical feature, whilst the south east and north east boundaries are enclosed by a post and mesh fence. To the south east of the site is a plantation strip of mixed conifers and broadleaf trees - this wooded area splits the site from the existing industrial estate.



View of site from industrial estate road looking north

Figure 3-Views of Site



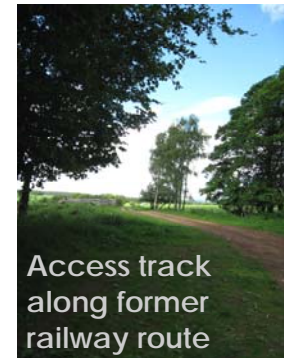
View within site looking south-west



View out of site towards Staunchley Hill

Figure 4-View out of site

The site is rural in character, with an open aspect and currently benefits from views out to the surrounding hills and beyond. Whilst the site is not visible from any part of Lauder it is visible from the surrounding higher ground, this includes views from the minor roads on the east side of the valley and from the B6362 (Stow Road) descending into the town from the south east. Views from the valley floor are much more restricted.



Access track along former railway route

Figure 5 - Access Route

The site is currently bounded on three sides by a number of access routes - the south-west, south-east and north-east i.e. along the route of the dismantled railway.

The existing industrial estate is made up of various modern industrial units predominately completed with a corrugated finish.

The planning brief site is accessed directly from the access road through the existing safeguarded employment site which adjoins the A68 trunk road.

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Opportunities and constraints

Opportunities

- The site is located adjacent to an employment site and this should be taken into account when designing the layout.
- There is an excellent footpath network that should be maintained and enhanced.
- Potential to create landscaping to create an enclosed and attractive site protected against prevailing winds.

Constraints

- The site needs to ensure that it connects well with the existing developed site.
- The site should not feel disconnected from the rest of the settlement but should be connected where possible.
- There will be a need to investigate the potential for contamination in the vicinity from the former railway.

Figure 6 - Dry Stone Boundary Wall of site



Figure 7 - Neighbouring Properties



Examples of properties on the Industrial Estate



Figure 8 - Farm Animal Enclosure in Adjacent Site Located to North-East



Figure 9 - Current Access Arrangements



Industrial Estate road junction with the A68



Approach to site through Industrial Estate

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Development Vision

The Vision for the Whitlaw Road Industrial Estate Extension is to create a high-quality vibrant and diverse employment area where people will actively choose to work that will successfully integrate with the existing employment site.

The vision will be achieved by:

- Ensuring long term sustainability of the Lauder employment area by providing new employment units including **units for offices** as well as for **general industry** and attracting new businesses to the area
 - Using buildings to **shape the space** e.g. an enclosure layout. The **building frontages** should relate positively to the entrance and arrival of the site creating a definite **sense of place**
 - Development of the employment units in rows would **minimise energy demands** (minimisation of heat loss for example) and opportunities for renewable energy should be considered
 - The design of the properties should take account of the design of existing properties within the vicinity in respect of **scale, massing and form** with consideration of waste collection facilities
 - **Retention and enhancement of existing site features** including the landscaping to the southern edge of the site along with existing dry stone walls. A **tree planting proposal** must be incorporated along the boundaries of the site to enhance the visual amenity and support the biodiversity, using Scots pine and mixed broadleaved - oak, ash and beech
- Ensuring transportation measures focus on the development area to **improve accessibility** for all, especially pedestrians, cyclists and public transport users. The existing industrial estate road which runs past the fire station will have to be **upgraded** by way of **carriageway widening and footway provision**
 - The development should **integrate with the existing Core Paths** surrounding the site allowing for an excellent network of pedestrian routes that exploit the rural views and allow for sustainable access to the town centre and the surrounding countryside
 - The development will incorporate on-site **parking** to accommodate both **businesses and their visitors**
 - Creating an attractive small area of **open space** that will provide a variety of uses to business residents and assist to form a focus to the overall development.
 - Provision of **Sustainable Urban Drainage system (SUDs)** onsite.



Figure 10 - Existing Amenity Open Space on Entrance to Industrial Estate

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Development Vision



Submission Requirements

Whilst it is acknowledged that a planning permission already exists on the site (10/00170/FUL), any subsequent applications should meet the following requirements:

- Engineering details of the proposed road(s) and footway(s) showing levels and geometry
- Drainage layout and details, including Sustainable Urban Drainage Systems (SUDS)
- Energy statement for buildings onsite
- Potential Contamination Assessment
- Context study: demonstrate an understanding of context
- Site Photos: highlight key views and how the design will respond to these
- 3D visualisation material: sketches or computer generated visualisations showing the development in context

Development Contributions

(This list is not necessarily exhaustive)

- The existing industrial estate road which runs past the fire station will have to be upgraded by way of carriageway widening and footway provision
- Provision of a small area of open space to allow for outdoor seating for business residents.

Figure 11 - Images of Lauder



Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Contacts

Planning & Regulatory Services

John Hayward (Applications Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825068 E-mail: JHayward1@scotborders.gov.uk

Stuart Herkes (Planning Officer (Development Management))

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826743 E-mail: SHerkes@scotborders.gov.uk

Martin Wanless (Forward Planning Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825063 E-mail: MWanless@scotborders.gov.uk

Trish Connolly (Planning Officer (Plans and Research))

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825060 Email: TConnolly@scotborders.gov.uk

Jon Bowie (Developer Negotiator)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825060 E-mail: JBowie@scotborders.gov.uk

Derek Inglis (Principal Roads Planning Officer (Roads Planning Service))

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826639 E-mail: DInglis@scotborders.gov.uk

Anthony Carson (Regulatory Services Manager)

34-42 High Street, Hawick, TD9 9EF

Tel: 01450 364706 E-mail: ACarson@scotborders.gov.uk

Economic Development

Richard Sweetnam (Economic Development Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825060

E-mail: Richard.Sweetnam@scotborders.gov.uk

Alister McDonald (Principal Officer (Employment Infrastructure))

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825060 E-mail: AMcdonald@scotborders.gov.uk

Built & Natural Heritage

Andy Millar (Built & Natural Heritage Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825062 E-mail: AMillar@scotborders.gov.uk

Andy Tharme (Ecology Officer)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826514 E-mail: ATharme@scotborders.gov.uk

Mark Douglas (Principal Officer Built Heritage & Biodiversity)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 826563 E-mail: MTDouglas@scotborders.gov.uk

Carol Cooke (Urban Designer)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825060 E-mail: Carol.Cooke@scotborders.gov.uk

Neighbourhood Services

Julie Rankine (Waste Strategy Manager)

Council Headquarters - Scott House (A), Sprouston Road,

Newtown St Boswells, Melrose, TD6 0QD

Tel: 01835 825111 Email: JCRankine@scotborders.gov.uk

Jason Hedley (SB Local Area Manager)

Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel: 01835 824000 E-mail: JHedley@scotborders.gov.uk

Engineering & Infrastructure

David Green (Flood Protection Programme Manager)

Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825180 Email: DGreen@scotborders.gov.uk

Whitlaw Road Industrial Estate Extension, Lauder Mini Planning Brief

Alternative Format/Language Paragraph

You can get this document on tape, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

其他格式 / 外文譯本

這份資料冊另備有錄音帶、大字體版本以及多種其他格式。你可以透過以下地址與我們聯絡，索取不同版本。此外，你也可以聯絡以下地址索取本資料的中文和其他外文譯本或索取更多拷貝。亦可要求我們做出安排，由我們的工作人員當面為你解釋你對這份出版物中的不明確之處。

[Alternatywny format/język]

Aby uzyskać kopię niniejszego dokumentu w formacie audio, dużą czcionką, oraz innych formatach prosimy o kontakt na poniższy adres. Używać tam można również informacje o tłumaczeniach na języki obce, otrzymaniu dodatkowych kopii oraz zaaranżowaniu spotkania z urzędnikiem, który wyjaśni wątpliwości i zapytania związane z treścią niniejszej publikacji.

Parágrafo de formato/língua alternativos

Pode obter este documento em cassete audio, impressão aumentada e vários outros formatos contactando a morada indicada em baixo. Pode ainda contactar a morada indicada em baixo para obter informações sobre traduções noutras línguas, cópias adicionais ou para solicitar uma reunião com um funcionário para lhe explicar quaisquer áreas desta publicação que deseje ver esclarecidas.

Параграф об альтернативном формате/языковой версии

Чтобы получить данный документ в записи на пленке, в крупношрифтовой распечатке и в других различных форматах, вы можете обратиться к нам по приведенному ниже адресу. Кроме того, по данному адресу можно обращаться за информацией о переводе на различные языки, получении дополнительных копий а также с тем, чтобы организовать встречу с сотрудником, который сможет редставить объяснения по тем разделам публикации, которые вам хотелось бы прояснить.

Alison Clifton
Environment and Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Telephone: 01835 825060.

E-mail: ped@scotborders.gov.uk