

# SETTLEMENT PROFILE

## LAUDER

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

### DESCRIPTION

Lauder is located in the Northern Housing Market Area on the A68(T), outwith any of the Strategic Development Areas as defined in the Strategic Development Plan. The population of Lauder according to the 2001 Census is 1112.

### PLACE MAKING CONSIDERATIONS

The settlement is located in the upland valley of the Upper Leader. The Leader Water to the east, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Lauder is established by its wide High Street and countryside setting. The focal points of the town are the town hall and parish church. Thirlestane Castle and its Garden and Designed Landscape to the east are important tourist attractions and contribute to the setting of the settlement.

Lauder Conservation Area includes all of the central part of the settlement and is one of the best preserved examples of an historic burgh in Scotland. Despite the expansion of the town in the 19th and 20th centuries, Lauder has retained its historic street pattern of a main street with back lanes to the east and west and this defines the extent of the Conservation Area. Only limited development within the historic core has taken place and this has respected the original character. The majority of traditional buildings are two storey though there are many single, storey and a half, and two and a half stories. Buildings line both sides of the High Street, including a number of gable end houses. Historic building materials range from whin and sand stone, harling, slate and brick chimneys. The high boundary walls, in particular those along Castle Wynd, are an important feature within Lauder and the Conservation Area and these should be retained.

The Town Hall is the major visual focal point within the town and dominates the town centre by both its physical height and isolated position at the end of the Market Place. It is also mainly along the Market Place where a diverse range of services and facilities to serve the local community can be found including a bank and a post office. The town also benefits from a supermarket which is situated near the northern edge of the settlement along the Edinburgh Road. The town itself is considered to be one of the healthier towns within the Scottish Borders with generally a low vacancy rate.

The Plan provides two housing allocations one at Wyndhead and a further at West Allanbank; Redevelopment opportunities are also identified at the Former Lauder Primary School site and at the Burnmill site. Furthermore the Plan identifies two business and industrial sites to the north of the settlement. The Plan also identifies the Old Castleriggs Recreational Ground for protection; this space provides the village community with important recreation opportunities.

It is recognised that Lauder has been subject to significant development in recent years. The Local Development Plan does not identify any areas for longer term development in Lauder. There may be limited opportunities for expansion to the west beyond the period of this Local Development Plan.

Development to the east of the settlement in the Thirlestane Castle Garden and Designed Landscape will be resisted if it would adversely affect it.

## 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.

The current development at Wyndhead and proposals at Allanbank have been factored into new Primary and Secondary School capacities. The Director of Education and Lifelong Learning advises that it would not be possible to accommodate further large scale development and that contributions will be sought from every development.

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.

Lauder falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

With regards to Waste Water Treatment Works Lauder 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
ELA12B	Wyndhead II	1.2	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Main vehicular access to be achieved via Thirlestane Drive with a potential vehicular and pedestrian minor access link onto Factors Park. The extension of the footway would need to be carried out with pedestrian linkages through to Millburn Park</li> <li>• Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced</li> <li>• Landscape enhancement particularly along the western, north-eastern and south-eastern boundaries will be required and their long term maintenance to be addressed</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation (Lauder Burn)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place.</li> </ul>			

ALAUD001	West Allanbank	8.7	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>• One or two access points possible from B6362 Stow Road and a minor road link into the housing development to the east. The extension of the footway/ cycleway on the south east side of Stow Road would need to be carried out</li> <li>• Evaluation and mitigation of moderate biodiversity interest. Enhancement of existing tree planting along the north of the site, retention of parkland trees</li> <li>• Establishment of woodland structure planting on the southern and western parts of the site. Retention/ replacement of the wall to the north where possible as this contains the site</li> <li>• Long term maintenance of landscaped areas to be addressed</li> <li>• Protect existing paths and creation of new footpath linkages along the north and western edge of the site, linking into existing countryside access routes</li> <li>• Careful consideration to be given to site layout to ensure there is no adverse affect on the setting of the category 'C' Listed Allanbank House, stables cottage and stables area</li> <li>• Hazard pipeline exclusion zones in the west of the site to be evaluated and mitigated</li> <li>• Flood risk from a watercourse on the west end of the site should be evaluated and mitigated</li> <li>• The development layout and design should take into account the potential risk of nuisance from the adjacent poultry unit.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLAUD002	North Lauder Industrial Estate	2.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district business and industrial site as defined in Policy ED1</li> <li>• Refer to approved Planning Brief.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL61	Lauder Industrial Estate	3.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a district safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RLAUD001	Former Lauder Primary School	0.3	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access to the site from Crofts Road</li> <li>• Design should respect the character, scale and layout of the settlement and utilise the southern aspect for energy efficiency</li> <li>• Evaluation and mitigation of archaeological interest in the north of the site</li> <li>• Evaluation and mitigation of potential contamination from former uses</li> <li>• Existing buildings should be evaluated for moderate biodiversity, including bats and breeding birds, and appropriate conservation carried out.</li> </ul>			

RLAUD002	Burnmill	0.8	5
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#### Site Requirements









- Vehicular access to the site from Mill Wynd, the junctions into the site and with Thirlestane Drive should be assessed further
- Provide for future road links to land to the west
- A flood risk assessment of the northern part of the site which is in a flood risk area
- Evaluation and mitigation of potentially contaminated land from the former gasworks and mill
- Conserve and enhance the nature conservation interest of the adjacent Lauder Burn to the north, which is part of the River Tweed Special Area of Conservation
- Evaluation and mitigation of major biodiversity interest from the River Tweed Special Area of Conservation, and habitats and species on and adjacent to the site
- Evaluation and mitigation of archaeological interest
- Site design should respect its position at an arrival point to the settlement
- Include landscaping to enhance the character of the glen and burn corridor
- Long term maintenance of landscaped areas to be addressed
- Protection of the route of the Right of Way/ Core Paths.

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLAUD001	Old Castleriggs Recreation Ground	1.8

Scottish Borders Council  
Local Development Plan 2016

**Lauder**

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



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