

LADY BRAE INTRODUCTION



- ▭ Proposed Development Site
- ▭ PAN Boundary - includes land outwith our control

1: 20,000 at A4

WELCOME

Hallam Land Management and CEG welcome you to this consultation. Hallam Land Management and CEG are preparing an application for Planning Permission in Principle for a proposed residential development at Lady Brae, Gorebridge, outlined in red.

The site was promoted to the adopted Midlothian Local Development Plan, referred to as Stobs Farm 3, Gorebridge.

The Midlothian Council has not met its housing land requirement as set out in the adopted Development Plan and currently has a shortfall in its housing land supply.

The proposal at Lady Brae, Gorebridge will assist the Council to maintain a five year effective housing land supply at all times.

Development of the site will provide a sustainable and logical extension to the existing settlement of Gorebridge, bringing economic and social benefits to the community.

The site location is shown on the aerial photograph, above and Lady Brae Road forms its north-western boundary.

This site is on the south-east corner of Gorebridge close to the junction between Lady Brae and Barleyknowe/ Mossend Road and consists mainly of grassland which is currently grazed by horses; no existing properties are located within the site. Stobs Farm buildings do not form part of this application and the proposed site has very little frontage onto the Mossend Road. A sawmill was formerly located on the eastern edge of the site

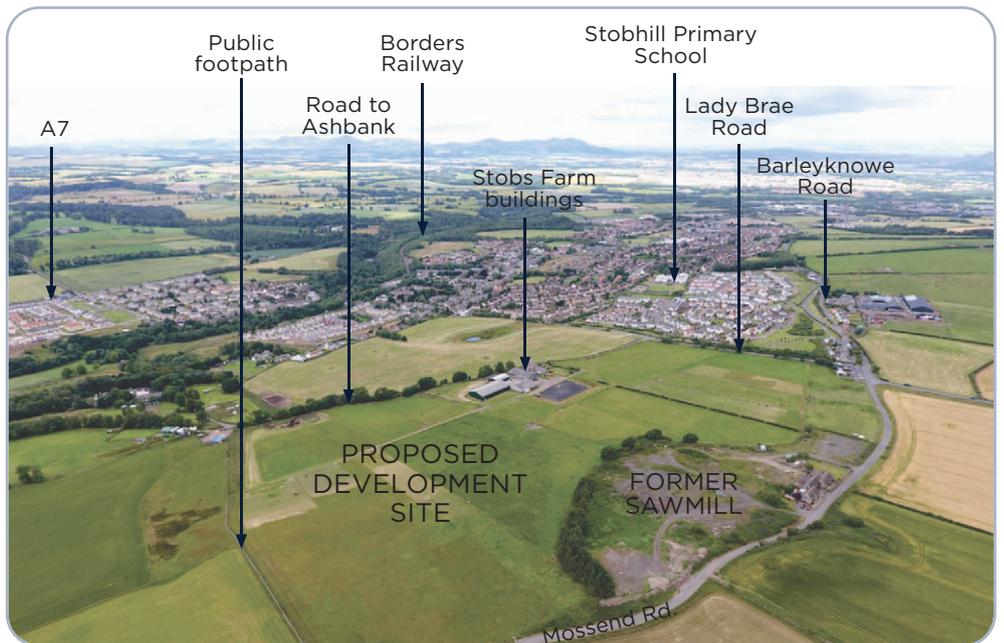
but is now a brownfield site and also does not form part of this application.

To the other side of the road leading to Ashbank (also known as Hagbrae Road), west of the site and also fronting Lady Brae, lies an area of land promoted by others which remains unallocated despite its sustainable location close to the rail station.

The applicants are developers, jointly CEG and Hallam Land Management. Both have a proven track record in delivering high quality development which puts people and sustainable placemaking first. They have appointed a full team of professionals to enable them to put together a comprehensive and well-considered proposal.



View across site from Lady Brae



Oblique view over Lady Brae and the proposed development site

LADY BRAE

THE DRAFT PROPOSAL



Montage view of an improved path connecting Mossend Road with the core path network close to Hagbrae Road leading to Ashbank.

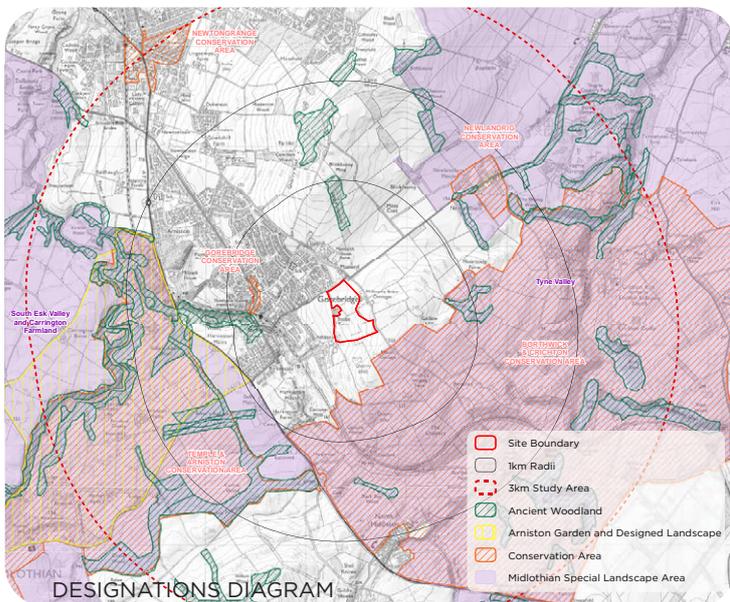
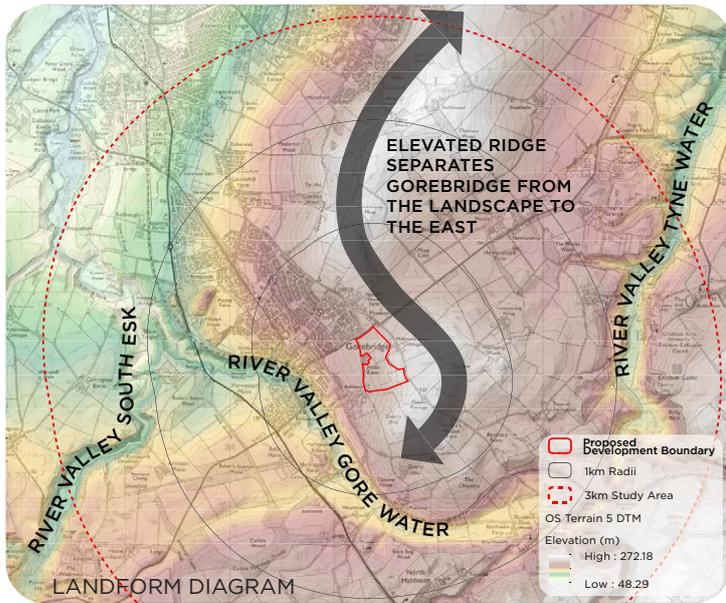
The view shows the edge of the wildlife corridor planting; a 10m width band of native species with flowers, nuts and berries providing the ideal habitat to promote pollination and increased biodiversity.

The emerging proposal is for around 300 new homes with associated landscape design and service infrastructure. This application is for Planning Permission in Principle which means that the proposals are about principle at this stage, not detail.

We have however prepared an illustrative plan which shows how development could be formed on this site. It allows us to understand what the site capacity is when all the constraints are considered, and helps to communicate how this proposal can complement Gorebridge and the local area, and what you might see.

It is a draft plan at this stage and we welcome your views.

LADY BRAE THE SITE SETTING



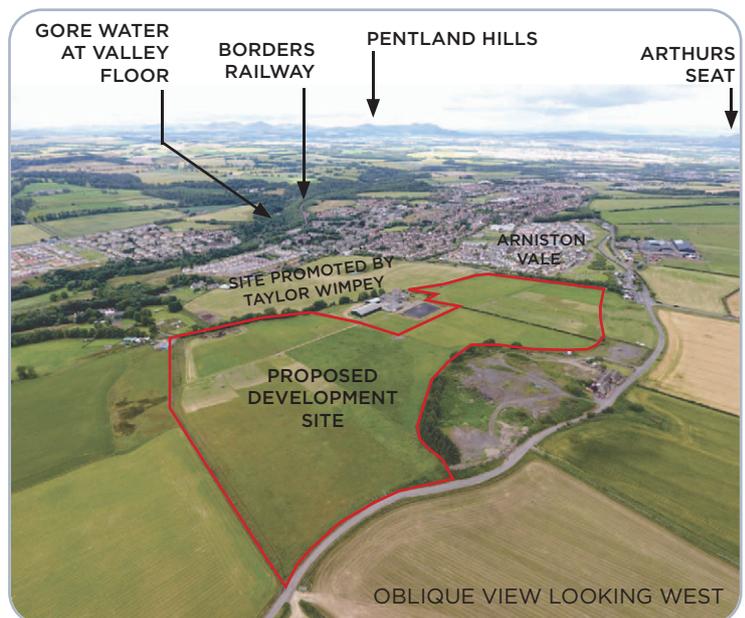
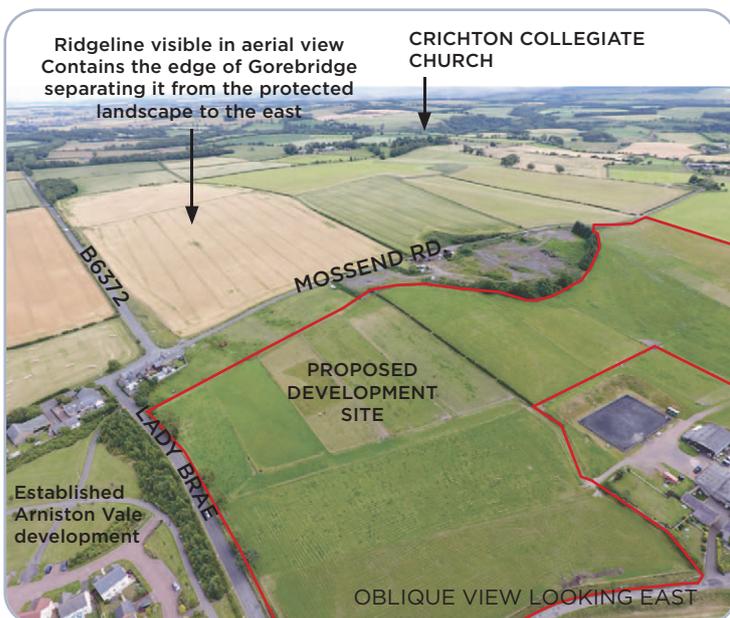
Like much of Gorebridge, the proposed development site is located on west-facing sloping ground that rises up from the corridor of the Gore Water with a high point just to the east of the site at Gallow Hill. Gallow Hill is the highest point on a ridgeline which contains the settlement along its eastern flank and separates the valley of the Gore Water with the upper, elevated and shallower valley of the Tyne.

The southern settlement edge of Gorebridge has been recently redefined along the northern edges of the site as a result of the Arniston Vale housing development, immediately north west of the site and on the opposite side of Lady Brae. This is part of a pattern which has consolidated the settlement pattern of the town.

The proposed development site is not protected for its scenic or landscape value; as can be seen on the Designations diagram, however, much of the landscape around Gorebridge to east, south and west is a designated Special Landscape Area. To the west this includes the policy landscape of Arniston House, and to the east and north this includes a more arable and open landscape punctuated by the woodland along the Tyne and the historic castles of Crichton and Borthwick.

In terms of the landscape setting, it is logical that this site – together with the site to the west (on the other side of Hagbrae Road leading to Ashbank)- should form the next area of development at Gorebridge. This would continue and complete an established development pattern for the town.

As part of the application a Landscape and Visual Appraisal (LVA) is underway; this process takes specific and publicly accessible viewpoints and assesses the visual impact of development on them. These findings will be iterative to the design process and, with the comments from the community, will inform the next stage of the proposals plan which will be the basis for the forthcoming planning application.



LADY BRAE SITE FEATURES



Site Features Plan



Stone dyke along southern boundary



Existing ash and pine trees along Lady Brae

The proposed development site is a long-established piece of agricultural land and as such has relatively few existing features of note, consisting mainly of improved and semi-improved grassland. It has an open character with fields compartmentalised by post and wire fences. With the exception of a single hedge which runs between the Stobs Farm buildings and Millness Cottages, the features which do exist are around the edges. This includes some trees, which have been assessed by an arboriculturist, and an attractive drystone wall which is located on the southern boundary next to a public footpath which is within the site boundary. An ecologist has also carried out a site assessment.

The findings of detailed site study are:

1. An attractive group of trees line the site boundary at Lady Brae and are mainly the species Ash, with a single Scots Pine. These trees are however in relatively poor condition with crown die-back, decay, and dead branches and cavities and could be replaced;
2. Trees along the south-west corner on Hagbrae Road leading to Ashbank are more valuable, as combined with shrubby undergrowth they create a more valuable habitat and should be retained;
3. Some additional Ash and a mature small Sitka Spruce grouping are located just off the site around the former sawmill site; they provide good shelter and screening which could be enhanced through adjacent meadow planting and additional tree planting within the development site;
4. The hedgerow within the site is intact but poor in species variety, and could be replaced;
5. The public footpath is an important link; it's not marked on the Core Paths plan as a Core Path but is shown as part of the Midlothian path wider network. It is currently in an unmaintained condition so could be improved as part of these proposals. The wall is in good condition but any repairs could be included within this proposal.

In summary, there are very few features of note within this site that can be retained but there are significant opportunities to provide other benefits through these proposals.

LADY BRAE ACCESS AND TRANSPORT



- Gorebridge Train Station
- 339 bus route
- X95 bus route
- 29, X29 and N3 bus routes
- Bus stop
- Development Boundary
- Borders railway
- Core path
- Midlothian Council other paths
- Equestrian Trail
- Stobhill Primary School
- Sketch sequence below



1.



2.



3.



4.



5.



6.

Lady Brae is a distinctive road with differing characters between the edge of the town and toward the historic core around the station. Particular consideration to the design of this frontage will be required.

The development site benefits from access to existing walking, cycling and public transport networks, providing good and easy walking access to the surrounding residential areas, local amenities and beyond.

Stobhill Primary School is located within a 575m walk of the development site and Gorebridge Primary School is located some 1100m from the development site. Both schools can be accessed by safe routes to school with crossing patrols on the main routes. As part of the development proposals additional pedestrian crossing facilities will be provided on Lady Brae to ensure that children have safe access to school. Secondary pupils from Gorebridge currently catch buses to either Lasswade or New Battle High Schools and this would be the same for secondary pupils from the proposed development site.

The nearest bus stops to the development site are on Lady Brae. As part of the development proposals the location and form of these bus stops will be reviewed and where possible facilities will be improved to provide seating and shelter. Gorebridge Railway Station is located at the southern end of Lady Brae, approximately 900m from the entrance to the development site; there is a half hourly service to Edinburgh to the north and Tweedbank to the south.

The development site will be accessed from a number of new priority junctions on Lady Brae. A new signalised pedestrian crossing will be provided on Lady Brae to provide safe pedestrian access from the development site to the network of footways and cycleways on the northern / western side of Lady Brae. The proposed signalised pedestrian crossing will also act as a reminder to drivers of the posted 30mph speed limit. Internally the development will be designed to ensure that the private car does not dominate and that pedestrians and cyclists are provided with safe and convenient routes throughout the site with good connections to the external walking and cycling facilities. The internal road design will use materials and features to ensure that vehicle speeds are reduced and controlled which in turn will enhance the overall environment for residents. Appropriate traffic calming will be provided and this will generally take the form of chicanes and road narrowings rather than speed humps. Appropriate use of raised junctions will also be used as a speed reducing measure.

As part of the planning application submission a Transport Assessment will be prepared which will consider the potential traffic generation of the proposed development and how vehicles will use the local road network. The scope of this has been agreed with Midlothian Council and will be prepared as the development proposals are progressed and the final layout of the development is confirmed.

LADY BRAE

DESIGN PRINCIPLES

A number of design principles have been applied to the preliminary proposed plan for the development site; the aim is to create a development which offers a good fit to Gorebridge and is an attractive place in which to live:

THINK OF THE NEIGHBOURS

Make sure that new development is sensitive to the setting of existing properties;

- Properties along Mossend Road are separated by private open space; the setting of these can be respected by creating a planting screen along the edge and by backing new development onto that edge to reflect their layout;
- Properties at Arnsiton Vale front onto Lady Brae Road behind a landscape strip and footpath. New properties along Lady Brae Road should mirror this in order to create an attractive street frontage, safety and sense of community;
- Stobs Farm sits within the centre of a large plot so is not significantly influenced by the design of this development. A planting screen around the edge will protect their equine business interests and development should be considerably laid out around the periphery to avoid a sense of “hemming-in”;
- Existing properties to the south-west will be separated from the site by the sustainable drainage system, planting and the public path;
- There will be new neighbours on the site to the west of the site (Stobs Farm Phase 2); the site promoters have previously prepared a Development Framework which suggest buildings are orientated onto Hagbrae Road leading to Ashbank. For best placemaking, this pattern should be repeated, at least in part, within this site.



DESIGN FOR SHELTER

The prevailing winds are north-easterly and south-westerly. It will be important to provide adequate planting and be mindful in how buildings are orientated. In addition, climate change will bring hotter drier summers, so taking opportunities for tree planting within streets as “urban cooling” and creating pockets of greenspace, some with seating and others with pathways will be included within the development.

DESIGN FOR BIODIVERSITY

Opportunities for creating a rich biodiversity should be fundamental to the development of the site proposals. This can be achieved through creating green habitat networks and offering a variety of habitat types.

DESIGN FOR HEALTHY LIVING

By thinking beyond the design of each individual property, and considering how people will live within this development and within Gorebridge, we can design for healthy living. Providing a green and pleasant environment, offering good connections to the excellent local path network, designing streets which are safe to cycle, and understanding where people want to go and making it easy for them to get there sustainably will all promote healthier living.

CREATE HOMES FOR EVERYONE

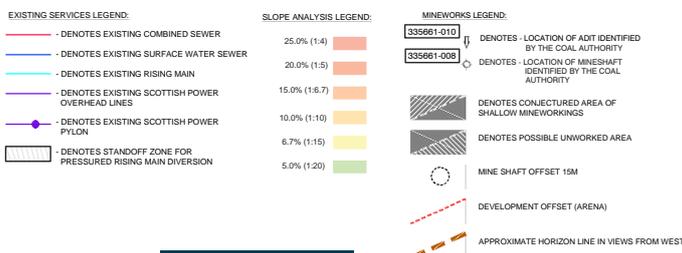
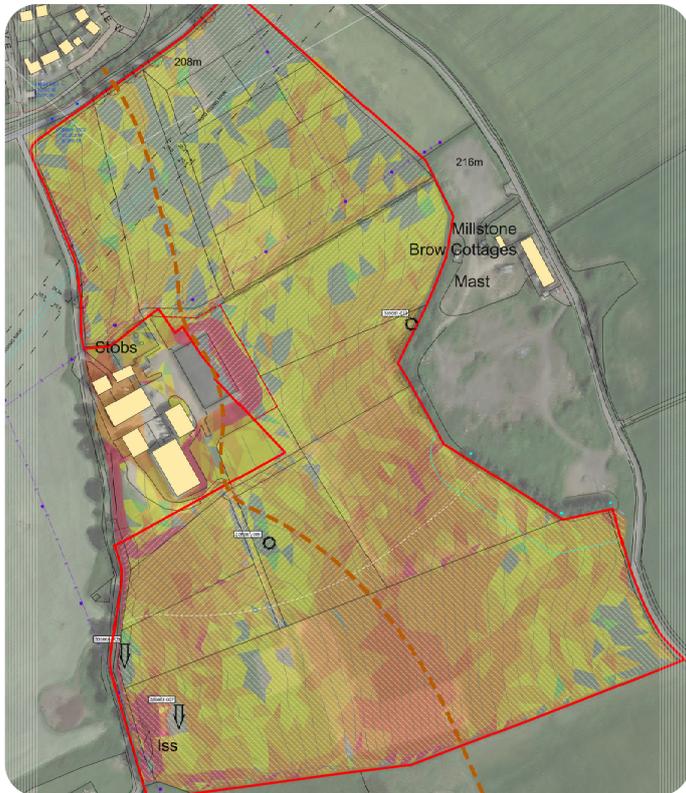
The Lady Brae development should offer a variety of housing types and typologies which encourage a diverse range and age structure of new residents and families with a safe and inclusive environment. Affordable housing will be included in accordance with Midlothian Council policy.



LADY BRAE PRELIMINARY SITE DESIGN



- ☆ Cycle and pedestrian access only
- * Multi-access point
- ① Proposed pedestrian/cycle crossing
- ② New footway across Lady Brae, new homes face the street. Parking at rear.
- ③ Planting for shelter and privacy
- ④ Linear park using constraints arising from the water main
- ⑤ Local park including play
- ⑥ Retain existing trees and shrubs
- ⑦ Design SUDs area to promote biodiversity
- ⑧ Wildlife corridor and pathway
- ⑨ Improved pathway with retained drystone wall
- ⑩ New woodland planting on steep slopes
- ⑪ Meadow grassland / possible community orchard
- ↔ Cycle link through the site / safe route to school



The development proposal is also influenced by the technical constraints. Preliminary engineering work has been undertaken and the Constraints Plan (shown here) pulls some of the findings together. This drawing illustrates the underlying site topography, overlaid with the key constraints that will materially affect how development is set out.

PROPOSAL STRATEGY

The Illustrative Plan which was shown on Board 02 is more fully described below and the key next to the plan highlights the main features.

The site is accessed from two points on Lady Brae and a third point on Hagbrae Road leading to Ashbank (*on plan above); these will be designed for vehicle, pedestrian and cycle access. A signalised crossing (1) over Lady Brae for pedestrians and cyclists will connect to the wider path network through the Arniston Vale development, and provide good access to local facilities. A path will be provided on Lady Brae and improved bus stop facilities.

A further two access points for pedestrians and cyclists will be provided further south along Hagbrae Road leading to Ashbank and onto Mossend Road (marked with a star). An off-road green route through the development site will be designed as this plan develops which gives a safe route to the schools and town centre.

The upgrades to the path and new planting on the southern edge (8) will improve connectivity and be designed to promote biodiversity, and will contain the edge of Gorebridge.

Generous pockets of greenspace are proposed throughout the plan (4,5,10,11 and 7), with development arranged within a series of legible block structures orientated to ensure that all open space is overlooked. Street tree planting will provide a distinctive character and (once mature) will filter the visual effect of development within the wider landscape.

The aim is that this development will be a logical expansion to Gorebridge that fits into the urban structure and sits well within the landscape.

**CONSULT WITH THE LOCAL COMMUNITY AND TAKE
ACCOUNT OF FEEDBACK**



**APPLICATION FOR PLANNING PERMISSION IN
PRINCIPLE SUBMITTED TO MIDLOTHIAN COUNCIL IN
AUTUMN 2020**



**OPPORTUNITY FOR PUBLIC TO COMMENT ON THE
APPLICATION SUBMITTED FOR DETERMINATION**



**DETERMINATION OF APPLICATION BY MIDLOTHIAN
COUNCIL IN **SPRING 2021****



**CONSTRUCTION POTENTIALLY TO COMMENCE ON-
SITE IN **LATE 2021** SUBJECT TO A FURTHER MATTERS
SPECIFIED IN CONDITION APPLICATION**