

Planning Reference: 22/00127/FUL

Location: Unit C Whinstone Mill, Netherdale Industrial Estate, Galashiels TD1 3EY

Size of Unit C in Appeal Statement size is referred to as 160m² page 8 (1,720 sq ft o.t)

Comment on the availability of alternatives to industrial units Class 4, 5 & 6

There are no available equivalent sized industrial units (see details and reasons below).

The inclusion of employment land is not relevant because it is just land and is not ready for use as business space. In addition the same arguments that the applicant uses can equally apply to other businesses e.g. the lack of available finances because developing business land is a significant investment

Potential harm caused by the loss of this allocated floorspace: loss of up to 4 full time jobs, the opportunity for a modern apprentice, loss of local income generation and spend

Demand and precedent: Smaller industrial units of 100-200m² are in 'high demand and short supply' and there appears to be a supply of health and fitness facilities available in the immediate Netherdale area: TRiFitness (new LIVE Borders, broad range of health and fitness services) and Braveheart. The fitness centres at Tweedbank and Innerleithen were reluctantly not objected to as: seen as a 'one off'; no other gyms/fitness were available in the immediate area; at the time no other suitable premises were available including retail vacancies.

Missing information in the application and appeal: Number of PAYE employees, number of members

Suggestion: there are a number of shop vacancies in Galashiels so a list of the available retail outlets and why they are not suitable could be helpful.

Previous comment Oct 21 re **Planning Application 21/01270/FUL - Unit B Whinstone Mill, Netherdale Industrial Estate TD1 3EY**

The Council recently had a vacancy for an industrial unit of 1,200ft² at Huddersfield Street, Galashiels, and we received interest from 14 businesses wanting workshop premises in this location - only one of which we could accommodate. There is significant demand for smaller units of 2,500 ft² or less, and there are no premises currently available, moreover these smaller units do not often come on the market.

numbered items are those included in the Appeal Statement

- 1) Block 2, Tweedbank Industrial Estate
1021sqm
Edwin Thompson

The availability of this unit is not relevant because:

- **Size:** This is a large unit of 1,021m² - most demand is for units of 100-200m²
- **Not flexible space:** It is also not suitable to be broken into smaller units given its design and the cost of such a change (creating separate utilities like electricity, individual toilet facilities, new separate access)

- 2) Wilderhaugh, Galashiels, Ground Floor grade A office
467sqm
Edwin Thompson

The availability of this unit is not relevant because:

- **Type:** Grade A office space is not space for an industrial workshop
- **Size:** These are Class 4 offices but the size removes it from being equivalent availability as it is 467m² not 100-200m²

- 3) Block 12 Unit 1 & 2, Tweedbank Industrial Estate
234-470sqm
Edwin Thompson/Ryden

The availability of this unit is not relevant because:

- **Size:** The units are 236m² and 243m² and most demand is for units of 100-200m², while on paper the size is closer to Unit C Whinstone Mill, the rent will reflect the larger size (+50% bigger than Unit C size) and put it out of the reach of many SME's (small and medium sized enterprises)
- **Not flexible space:** the space is far more flexible as each unit has toilet facilities and access but the particulars do not mention whether utilities have been separated (which can be expensive), and also only one unit includes small office space

- 4) Waukriqq Mill, Duke Street
188.86sqm
Edwin Thompson

The availability of this unit is not relevant because:

- **Not available:** Now Let or withdrawn from the market

- 5) **Tweedside Park**
214.61sqm
Edwin Thompson

The availability of this unit is not relevant because:

- **Type:** Grade A office space is not space for an industrial workshop
- **Configuration:** Particulars include generic photographs with similar finish which is high quality carpeted office space, broken into smaller areas of reception, manager's office, admin office, boardroom

- 6) **Easter Langlee (Now Let)**
2067sqm (advertised with possibility of splitting the unit)
Edwin Thompson

I viewed this property in November 2020 however, it was needing too much renovation and was not financially viable

The availability of this unit is not relevant because:

- **Not available:** Now Let

- 7) **Unit B, Whinstone Mill, Netherdale Galashiels (Now Let)**
203.10sqm
Edwin Thompson

The availability of this unit is not relevant because:

- **Not available:** Now Let