

Archi [REDACTED]
[REDACTED] 8:22 +0000ARC

To: [REDACTED]
Cc: [REDACTED]
Subject: Representation Sir Michael Strang Steel
Sensitivity: Normal
Attachments:
SMSS - Selkirk Sites.pdf Site 2 - Call for Sites Submission.pdf Pro Forma (Call for Sites) - SMSS - Site 2 PH Nursery.pdf SBC 10.12.18 SMSS.pdf

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[cbpat3\q]CAUTION: External Email

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Dear [REDACTED]

I write on behalf of our client Sir [REDACTED] of [REDACTED] referring to sites 1 and 2 of the attached map. We no longer wish to represent sites 3 and 4 at this moment in time.

Site 1 (Angles field) – I am writing in support for Angles Field. We have had interested form a housing association and developer to build affordable housing on the site. There have been some site constraints but we hope to submit a planning application in the next 6 months. We would therefore welcome the further support to retain this site.

Site 2 (Philippaugh Nursery) – I object to the non-exclusion of this site. The site lies within the development boundary and is not classed as a key greenspace in the most recent local plan therefore we would ask that you reconsider this site status. I have attached the Pro Forma (Call for Sites) and responses to the main issues report that we have previously submitted.

If you require any further detail or clarification on either of these sites then please do not hesitate to contact me.

Kind regards

[REDACTED]
[REDACTED]



A: Bell Rural Solutions, Leader House, Mill Road, Earlston, TD4 6DG

T: 01896 802255

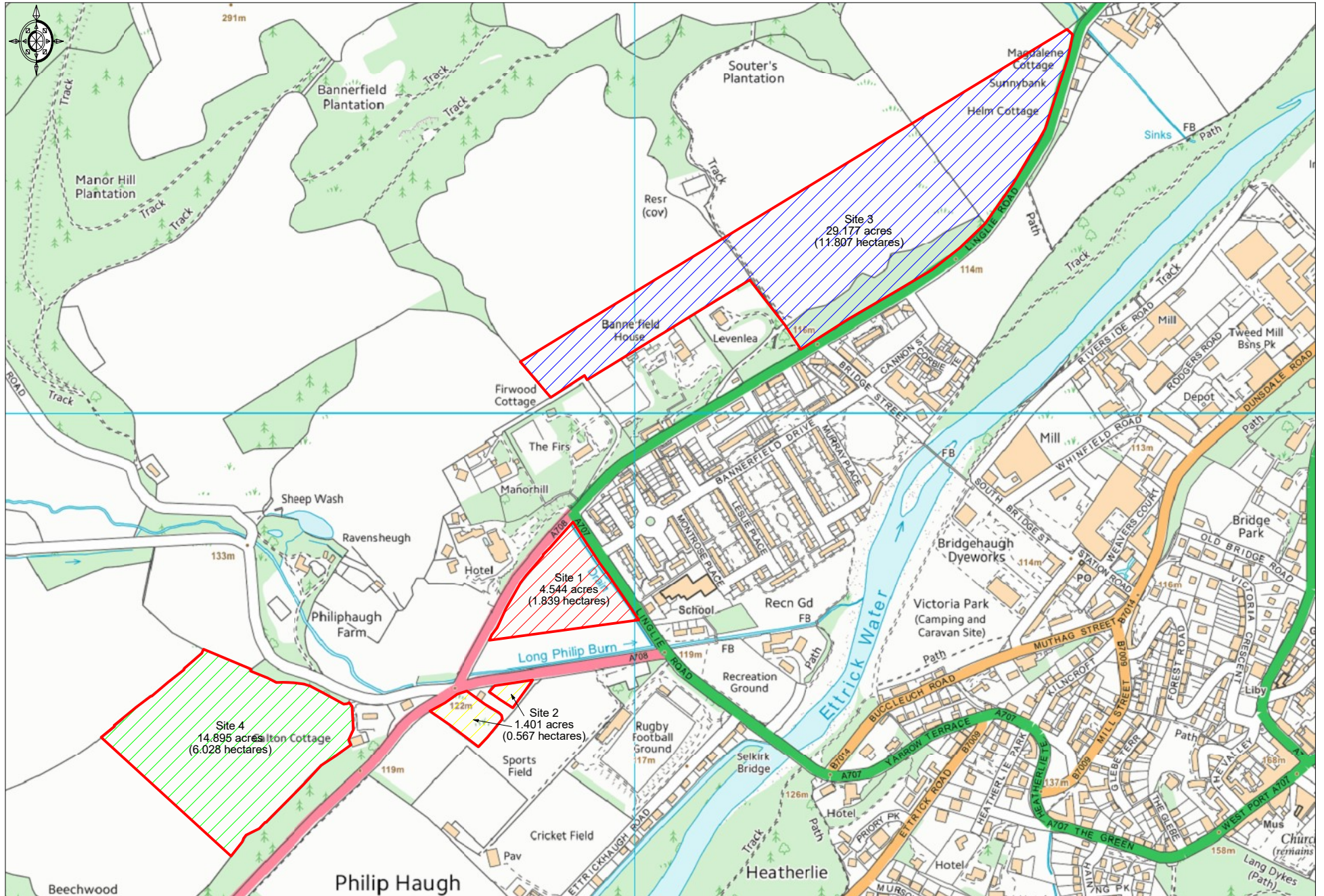
D: [REDACTED]
[REDACTED]

W: www.bellruralsolutions.com

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APPENDIX A: SITE SUBMISSION PRO FORMA (HOUSING SG)

PART A: CONTACT DETAILS

1. Your contact details

Name

Company/organisation

Address

Town/City Postcode

Telephone number Email

2. Landowner details (if different from above)

Name

Company/organisation

Address

Town/City Postcode

Telephone number Email

3. Developer details

Name

Company/organisation

Address

Town/City Postcode

Telephone number Email

Please confirm, by ticking this box that the landowner(s) has been notified that a submission is being made to the 'Call for Sites' process, relating to land in their ownership

PART B: SITE DETAILS

4. Location or postal address of proposed development site

Land known as Philiphaugh Nursery, Philiphaugh, Selkirk, TD7 5LS as identified as Site 2 hatched in yellow on the attached plan.

Please provide an accompanying location plan (1:2500 or larger is preferred), which clearly identifies the site location and boundary

5. Site details

Site area (in hectares)

Current land use

Proposed land use, including uses other than housing where appropriate)

Number of proposed units

Proposed start date

Proposed phasing for the site (by units: 1st March - 31st April)

Year 1 (2016-17)	<input type="text"/>	Year 2 (2017-18)	<input type="text" value="3"/>	Year (2018-19)	<input type="text" value="4"/>
Year 4 (2019-20)	<input type="text" value="3"/>	Year 5 (2020-21)	<input type="text"/>	Post Year 5	<input type="text"/>

PART C: POTENTIAL CONSTRAINTS

6. Physical

Do you have supporting information that the site is free from constraints, or can be made free of such constraints within the LDP plan period? (For example site topography & stability, overhead pylons, ground conditions, health and safety exclusion zones). Please attach supporting information if necessary.

The site is flat, level and is 120m above sea level. The site is approximately 330m north west of the Ettrick Water. There are no overhead lines present on the site.

Is the site known to be at risk of flooding? Is so, what are the proposals for dealing with this?

This site is now protected from flooding as a result of the works conducted as part of the Selkirk Flood Defence Scheme.

Have any drainage or flooding studies been carried out in respect of the proposed development?

Yes, Scottish Borders Council in conjunction with [REDACTED] will have conducted flooding studies of the site as part of the Selkirk Flood Defence Scheme.

Is the site subject to any known contamination arising from past uses?

No

7. Servicing (Drainage, Energy, Utilities, Access)

Is the site serviced by any of the following utilities? (select all that apply)

Water Sewerage Electricity Gas

If not, have you approached the relevant utility providers to discuss connections/capacity? (If so, please provide details of any constraints)

Water Sewerage Electricity Gas

All of the relevant utilities are believed to be readily accessible by extending the services already existing in the area.

APPENDIX A: SITE SUBMISSION PRO FORMA (HOUSING SG)

8. Road Access & Public Transport

Describe how the site will be accessed and confirm whether the land needed to provide any required access is within your control.

The site is easily accessed from the A708 road that runs adjacent to the site. No further land will be required in order to provide access.

Is the site well served by existing road, rail, walking and cycling routes?

Selkirk is well served by good road links like the main A7 which links Edinburgh in the north and Carlisle in the South. It is also less than 20 minutes from the new rail link at Tweedbank. It is a short walk or cycle from the site into the centre of Selkirk for all the necessary amenities.

9. Education Provision

Do you know whether there is capacity at the local primary and secondary schools to accommodate the children generated by any development? If not, please provide details as to how you propose to address this issue?

It is assumed that there will be a sufficient number of spaces at the schools that have Selkirk within their catchment area which will be required by a development of this scale.

PART D: ENVIRONMENT

10. Environmental Constraints

Please indicate any known natural or built environment, or ecological constraints within or adjacent to the site proposed.

There are not known to be any environmental constraints either natural or built that may affect the deliverability of the site.

Please set out any details for the integration of renewable/low carbon proposals into the development.

None have been considered at this stage.

PART E: DELIVERABILITY

11. Economic Viability

All sites must be capable of being delivered within the plan period, up to 2021. Please provide details which support and justify the economic viability of the proposed site and how it is capable of being delivered within the plan period, attaching supporting information if necessary.

The site is owned by [REDACTED] who owns and manages further land surrounding the site. The landowner is open minded in his approach to developing this site and will consider any type of approach from a developer whether it is an out right purchase, joint venture or other such methods. The site, because of its good transport links, is in commutable distance to many other main employment centres within the area as well as Selkirk itself. Thereafter it is completely dependent on the external economic factors out with the control of the landowner which affect the area that will dictate the viability of the site.

Is there a ransom strip associated with the development site?

If there is a ransom strip within the site or required to deliver the site, please provide details below of any known owner.

N/A

12. Planned work/mitigation for constraints identified

Clearly set out any work which has been undertaken or is planned to mitigate the above physical, servicing, ownership, environmental or deliverability constraints.

Should this site be deemed suitable and allocated for housing then it would be the intention to approach a number of developers asking them to consider the site. Simultaneously an approach would be made to all the relevant utilities providers asking them to assess the cost, capacity and any constraints to extend the services to the site. Subject to these conversations the landowner is prepared to then work with potential developers to obtain planning consent for a suitable scheme.

PART F: BENEFITS OF THE PROPOSED DEVELOPMENT

13. Benefits

Please provide details on any economic, environmental and/or recreational benefits and any proposed community infrastructure.

None have been considered at this stage.

14. Any Other Information

Set out any further information that will be helpful to the Council in the consideration of your proposal.

Should you require any further detail in order to assess the suitability of the site then please do not hesitate to contact me.

15. Declaration

Signature:

[Redacted Signature]

Date:

25/02/2016

Scottish Borders Council
Main Issues Report (MIR)
CALL FOR SITES (Pro Forma)

Response code:

Date received:

Date acknowledged:

FOR OFFICER USE ONLY

A. CONTACT DETAILS

1. Your contact details:

Name	██████████
Company/Organisation	Bell Rural Solutions
Address	████████████████████
Town/City	██████
Post code	██████
Telephone number	██████████

2. Landowner details (if different from above):

Name	██████████████████
Company/Organisation	Philiphaugh Estate
Address	██████████
Town/City	██████
Post code	██████
Telephone number	██████████

3. Developer details (if known):

Name	J ██████████
Company/Organisation	██████████████████
Address	████████████████████
Town/City	██████
Post code	██████
Telephone number	██████████

Please confirm, by ticking this box that the landowner(s) has been notified that a submission is being made to the 'Call for Sites' process, relating to land in their ownership



Scottish Borders Council

Main Issues Report (MIR): Call for Sites (Pro Forma)

B. SITE DETAILS & DELIVERABILITY

4. Site details:

Site address/name (including grid reference if known)	Land known as Philiphaugh Nursery, Philiphaugh, Selkirk, TD7 5LS. Identified as Site 2 hatched in yellow on the attached plan.
Site area (hectares)	0.567
Current land use	Agriculture
Proposed land use	Residential Housing
Proposed units (if applicable)	10

NOTE: Please provide an accompanying Location Plan (1:2500 or larger is preferred), which clearly identifies the site location and boundary)

5. Deliverability:

When is development intended to commence on the site? (Note: Year 1 will be 2021, which is the anticipated adoption year for LDP2)

0-5 Years

5-10 Years

> 10 Years

Describe how this is an effective site which can be developed, including any details which support and justify the economic viability of the site. Reference should be made to phasing of development, where applicable.

The site is owned by [REDACTED] who owns and manages further land surrounding the site. The landowner is open minded in his approach to developing this site and will consider any type of approach from a developer whether it is an out right purchase, joint venture or other such methods. The site, because of its good transport links, is in commutable distance to many other main employment centres within the area as well as Selkirk itself. The speed of delivery within the plan period would be determined by demand. Currently there is considered to be high demand for new, energy efficient, high quality homes within the Borders area.

6. Market Interest:

Provide evidence of market interest in the site, this will be treated as commercially sensitive information.

Owned by a developer

Enquiries received by a developer

Being actively marketed

No interest

Unknown

C. POTENTIAL CONSTRAINTS

7. Physical:

Do you have supporting information that the site is free from constraints, or can be made free of such constraints within the LDP plan period? (For example site topography & stability, overhead pylons, ground conditions, health and safety exclusion zones). Please attach supporting information if necessary.

The site is flat, level and is 120m above sea level. The site is approximately 330m north west of the Ettrick Water. There are no overhead lines present on the site.

Is the site known to be at risk of flooding? If so, what are the proposals for dealing with this?

Following the works conducted as part of the Selkirk Flood Prevention Scheme it is expected that any flood risks should have been mitigated against.

Have any drainage or flooding studies been carried out in respect of the proposed development?

No drainage or flooding studies have been deemed to be required at this stage. It is however expected that Scottish Borders Council in conjunction with [REDACTED] will have conducted flooding studies of the site as part of the Selkirk Flood Prevention Scheme.

Is the site subject to any known contamination arising from past uses?

The site is currently used for agricultural production therefore no contamination is expected.

8. Servicing (drainage, energy, utilities and access):

Is the site serviced by any of the following utilities? (select all that apply)

Water Sewerage Electricity Gas

If not, have you approached the relevant utility providers to discuss connections/capacity? (Please provide details of any constraints)

Generally there are services adjacent to the site and having reviewed the Scottish Water Strategic Asset Capacity and Development Plans for Drainage (2014) and Water (2015) there is drainage capacity for in excess of 2000 homes in Selkirk and a water supply capacity of approximately 1680.

C. POTENTIAL CONSTRAINTS (continued)

9. Road access & public transport:

Describe how the site will be accessed and confirm whether the land needed to provide any required access is within your control. Please indicate whether there are any ransom strips within the site or required to deliver the site.

The site is easily accessed from the A708 road that runs adjacent to the site. No further land will be required in order to provide access. Selkirk is well served by good road links like the main A7 which links Edinburgh in the north and Carlisle in the South. It is also less than 20 minutes from the new rail link at Tweedbank. It is a short walk or cycle from the site into the centre of Selkirk for all the necessary amenities. The Selkirk area also has good bus connections.

10. Environment:

Indicate any known natural, built environment, or ecological constraints within or adjacent to the site proposed.

There are not known to be any environmental constraints either natural or built that may affect the deliverability of the site.
Should the site be developed, there would remain a number of suitable green spaces in the area, such as the Recreation Ground, Cricket Field, Sports Fields and riverside walks.
An archaeological survey would be able to provide further detail relating to the registered battlefield (Philiphaugh).


11. Supporting documents:

Set out any further information which you have attached for consideration of your proposal.

Accompanying this pro forma are the following documents:-
- Site Plan

Declaration:

Signature:



Date:

04/08/2017

Mr [REDACTED]
Lead Planning Officer
Plans and Research
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Date: 18 December 2018
Our Ref: MB/RS
Mobile: [REDACTED]
Direct Dial: [REDACTED]
E-Mail: [REDACTED]

Dear [REDACTED]

**Local Development Plan - Call for Sites – Main Issues Report (MIR) - Public Consultation
Site Representation – Various Sites – Selkirk**

Further to your initial site assessment I noticed that you have chosen to exclude a number of sites from the Main Issues Report. I write in order to address the points raised in your site assessment conclusions

ASELK030 – Land to the West of Calton Cottage, Selkirk

- Although this site lies out with the settlement boundary for Selkirk, the bus and footpath routes could be extended slightly to ensure that the site is not detached from the local amenities in the town.
- It is understood that for the site to be developed further, road infrastructure would have to be constructed in order to link it with the existing road network which should not prove difficult as the owner of the site also owns the adjoining land which then adjoins the public highway. Any capital cost in order to integrate this site could be covered off by developer contribution for the specific items should consent for development be given.
- Although this site is out with the settlement boundary, it is not unusual for settlement boundaries to be extended to incorporate sites which otherwise have good potential.

ASELK031 – Land North of Bannerfield, Selkirk

- The extent of this site could be extended or reduced in accordance with guidance from the local authority planning department as the owner of the site also owns all of the land to the north but would equally consider reduced area of development. The owner would be happy to consider detached villa style reduced scale further development should that be deemed the most appropriate for the site and its location.
- We understand that due to the topography of the site the infrastructure costs in order to take suitable access from the road will be higher than on a level site, but it is thought that this is not impossible and could add additional amenity and desirability to the site.

ASELK032 – Philiphaugh Nursery, Selkirk

- In our opinion this site has been incorrectly safeguarded as key green space within the local development plan 2016. We can quite understand that the nearby sports fields, recreational areas, cricket field, rugby, football ground, etc. would form part of this key green space, however the site in question is privately owned and could not be guaranteed to deliver the objectives of the key green space.
- We appreciate that a condition of any development would be that further archaeological investigations are undertaken due to the nearby historic battlefields and that this could be dealt with as a condition to any planning consent given for development.

- Due to the further extent of the land owned in connection with this site, we are confident that current accesses could be amended and further developed which may impact on the indicative capacity, but would overcome the issue relating to visibility and horizontal alignment of the A708 in order to integrate with the existing street network.

I would encourage you to reconsider these sites status within the main issue report and I would be happy to provide further information or discuss changes to the way these sites are represented for assessment, therefore please do not hesitate to contact me.

Yours sincerely

Michael Bell
Managing Director

