



Scottish Borders Council Gypsy/Travellers Site Provision Call for Sites 2023

The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a Local Housing Strategy every 5 years (LHS) which sets out its vision, strategy, priorities and plans for the delivery of housing and related services.

The LHS is the key planning document, providing a framework of action, investment and partnership-working to deliver these local priorities, including for the Gypsy Traveller community. A [new Local Housing Strategy](#) covering the period 2023-2028 is currently being developed.

The new [National Planning Framework 4](#) (adopted on 13 February 2023) highlights that Local Development Plans should consider and address the temporary and permanent needs of the Gypsy/Traveller community, including the identification of land for caravan pitch accommodation.

Policy HD6 "Housing for Particular Needs" in the [proposed Local Development Plan 2](#) supports future provision for the Gypsy/Traveller community where there is an identified need. The absence of any formally allocated available sites does not preclude Gypsy/Traveller provision being granted permission on any suitable (in planning policy terms) site.

Scottish Borders Council are seeking to provide sufficient suitable authorised sites to meet the identified residential accommodation needs for Gypsy/Traveller in the area, with a particular aim to reduce the incidence of unauthorised encampments.

We are inviting the submission of any plots of land in the Scottish Borders Council area that you think might be suitable for Gypsy/Traveller caravan pitch accommodation. All submitted sites will be assessed using criteria based on needs identified through the Local Housing Strategy's Gypsy/Traveller needs analysis and [Scottish Government guidance](#) on minimum site standards.

This Call for Sites is your opportunity to put forward land for consideration that you think might have potential for gypsy and traveller use, either now or in the future. We are particularly interested in sites that are around 0.2 - 1.0 hectares in size to accommodate 5-10 caravan pitches with associated facilities and any necessary landscaping. If you wish to submit any sites, **please complete the attached proforma for each site and submit it to Scottish Borders Council by email or to the postal address provided at the end of the proforma.**



The information you provide will help to inform the Council's assessment of the suitability of the site. Information is sought regarding the following matters:

- Site address/location – please provide a location map clearly outlining your proposed site boundaries in red.
- Land ownership and current use.
- Any current site constraints that may affect delivery (e.g. vehicular access, connections to utilities infrastructure, legal covenants, ransom strips, financial viability, etc.) and the likelihood of those issues being resolved.
- Site size and approximate number of caravan pitches it could accommodate.
- Current availability or anticipated timescales for when you think the site would become available for development.
- Other information that may be relevant to the potential delivery of the site.

For further information about this call for sites you can email housingenquiries@scotborders.gov.uk

Please return your completed site proforma(s) by Friday 14 April 2023



Scottish Borders Council Gypsy/Travellers Call for Sites

Site Submission Proforma

PART A – SITE DETAILS

Site address/name

I have enclosed

- a map showing the site boundary
 - general site photographs including access
- (please tick)

Suitable location plans can be readily purchased from a number of online mapping providers

Site area (hectares)

There are measurement tools available online if this information is not provided by your location plan

Approximate number of Gypsy/Traveller caravan pitches the site could accommodate¹

Planning application or pre-application enquiry reference(s) (if applicable – most relevant and/or recent if known)

Landowner/Agent contact(s)

(most relevant if known and including any land required to provide access to the site)

PART B – EXISTING USE OF THE SITE

What is the current use(s) of the site?

¹ A Gypsy/Traveller caravan pitch typically ranges between 250 square metres and 300 square metres in size.

PART B – EXISTING USE OF THE SITE (CONT'D)

If currently in operational use, do alternative premises/land need to be found for those uses prior to redevelopment?

If so, how long do you expect it would be before those existing uses could be relocated?

PART C – LEGAL CONSTRAINTS

Are you aware of any legal constraints that may affect site delivery? If yes, please provide details (e.g. legal covenants, third party access rights, ransom strips, unresolved multiple ownerships)

If so, how long do you expect it would take to resolve these issues?

PART D – PHYSICAL AND INFRASTRUCTURE CONSTRAINTS

Are you aware of any physical constraints or planning issues that may affect site delivery? If yes, please provide details (e.g. ecological or heritage designations, flood risk or surface water drainage issues, land contamination, overhead powerlines, major underground services or topographical features such as slopes)

How long do you expect it would take to resolve these issues?

PART E - SITE PREPARATION AND DELIVERY

What site preparation work is required? (e.g. demolitions, site clearance, environmental remediation, highways connectivity, redirection or extinguishing of Public Rights of Way, utilities connectivity, flood risk mitigation)

How long do you expect it would take to complete the site preparation works and make the site useable?

PART F - CONTACT DETAILS

Name

Company/Organisation (if applicable)

Address

Telephone Number(s)

Email address(es)

What is your interest in the site - are you the landowner or agent, or do you have another interest in the site?

If you are acting on behalf of an owner or third party please provide details

Is the owner prepared for this information to be publicly available?



I agree that the Planning and Housing Service at Scottish Borders Council can hold the contact details and related responses, and I understand that they will only be used in relation to strategic planning and housing policy matters.

Signed

Date

Please note that returned forms that are not signed and dated cannot be accepted.

Please return your completed site proforma by Friday 14 April 2023 to:

E-mail: housingenquiries@scotborders.gov.uk

Post: Housing Strategy Team,
Scottish Borders Council,
Council Headquarters,
Newtown St Boswells,
Melrose TD6 0SA

