

**Scottish Borders Council
Main Issues Report (MIR)
Call for sites (Pro Forma)**



Scottish Borders Council is carrying out a Call for Sites as part of the preparation for the Main Issues Report (MIR). The MIR is a front runner to the new Local Development Plan (LDP2) and its purpose is to set out the key planning issues for discussion within the Scottish Borders, including consideration of sites submitted via the Call for Sites process.

The Call for Sites process invites land owners, developers, agents or any other interested parties to submit proposed sites for consideration. All site proposals must use a separate Pro Forma for each site and be accompanied by a Location Plan, clearly showing the site boundary. In relation to housing proposals, only sites for 5 units or more will be considered. In order to ensure genuine potential for delivery it would be beneficial if the site had an interested developer.

Please note that by submitting a site, this does not guarantee that it will be taken forward for inclusion within the final MIR. Any sites that are ultimately included will still be required to go through the normal planning process through the submission of a planning application.

Those making proposals should note that this is a public exercise and that all submissions will be available for public inspection.

How to Submit a Proposal

The form can be completed electronically or printed. All proposals should be submitted by email to: localplan@scotborders.gov.uk or by post to:

Call for Sites, Forward Planning, Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA

All proposals must be received by the Council at the address or email above by 7th August 2017

Contact for Further Information

All information regarding LDP2 can be viewed on the Council website at www.scotborders.gov.uk/ldp2

If you require any further information please contact the Forward Planning Team on (01835-826671) or localplan@scotborders.gov.uk

***NOTE:** The Supplementary Guidance (SG) on Housing has not yet been approved by the Council and therefore at this point in time the sites which will form part of the SG are unknown. The only sites which may be included within the finalised SG are the 'preferred' or 'alternative' options as identified in the Draft SG at the following link www.scotborders.gov.uk/housingSG. Any land owners/agents for the 'preferred' or 'alternative' options may wish to discuss this matter and gain advice from Planning Officers at the contact details above.

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Response code:

Date received:

Date acknowledged:

FOR OFFICER USE ONLY

A. CONTACT DETAILS

1. Your contact details:

Name	[REDACTED]
Company/Organisation	[REDACTED]
Address	[REDACTED]
Town/City	[REDACTED]
Post code	[REDACTED]
Telephone number	[REDACTED]

2. Landowner details (if different from above):

Name	[REDACTED]
Company/Organisation	[REDACTED]
Address	[REDACTED]
Town/City	[REDACTED]
Post code	[REDACTED]
Telephone number	[REDACTED]

3. Developer details (if known):

Name	NOT DEVELOPED BUT SITE TO BE
Company/Organisation	SOLD ONCE ALLOCATED.
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



B. SITE DETAILS & DELIVERABILITY

4. Site details:

Site address/name (including grid reference if known)	FIELD AT KINGS CROFT, SELKIRK
Site area (hectares)	2.61 HA.
Current land use	AGRICULTURAL HOUSING
Proposed land use	RESIDENTIAL.
Proposed units (if applicable)	30.

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.

THERE IS STRONG DEMAND FOR GOOD QUALITY NEW HOUSING IN THE SELKIRK AREA. A SITE OF THIS SIZE IS SUFFICIENT TO ATTRACT LARGE DEVELOPERS - BOTH LOCAL & NATIONAL.

6. Market Interest:

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

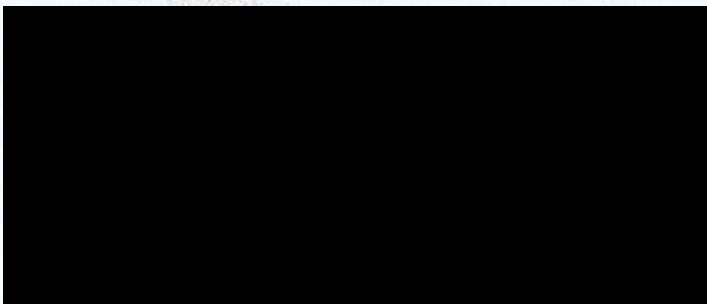
Owned by a developer

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.

NO - OBVIOUS PHYSICAL CONSTRAINTS, BAR - CURRENT UTILITIES CROSSING THE SITE.

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

NO FLOOD RISK

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

NO.

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

NO - CURRENTLY AGRICULTURAL GRAZING

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)

WATER, ELECTRICITY ARE AVAILABLE TO THE EDGE OF THE SITE

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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.

THERE ARE NO RANSOM STRIPS.
THE SITE HAS GOOD ROAD FRONTAGE TO THE
A7 & A699.

10. Environment:

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

CURRENTLY A WATER PIPE & GAS MAIN RUN THROUGH
THE SITE - PARALLEL TO THE A7.
PART OF THE FIELD IS SAFE GUARDED FOR THE A7
BYE-PASS.

11. Supporting documents:

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

A PLAN OF THE SITE IS ATTACHED. PROXIMITY TO
PUBLIC TRANSPORT, A7 TRUNK ROAD IS AN IMPORTANT
FACTOR IN ACCESS TO HAWICK, GALASHIELS ETC

Declaration:

Signature:

[Redacted Signature]

Date:

31.1.2019.

MIR - Field at Kingscroft, Selkirk

