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21 DEC 2018



Mr C Johnston  
Lead Planning Officer  
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Scottish Borders Council  
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Date: 18 December 2018  
Our Ref: MB/RS  
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Dear Charles

**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 – Philiphough 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.

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VAT Registration No. 263812307

- 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

[Redacted signature]

Cc:

[Redacted email address]

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Dear Charles

**Local Development Plan - Call for Sites – Main Issues Report (MIR) - Public Consultation  
Site Representation – ASELK033 – Angles Field, Selkirk**

I would like to write in support of this site to be retained in the local development plan. Following its inclusion within the adopted supplementary guidance on housing (November 2017) we have been working with a number of developers to come up with a suitable plan which would see this site being delivered in the very near future. We do currently have a developer who is interested in the site and is looking to make an acquisition, we would therefore welcome your further support by retaining this site within the new local development plan.

We would also welcome the support of the councils flood and coastal management team who worked on the Selkirk flood protection scheme, who believe that this site will be protected and therefore will not be at risk of flooding. This in turn will address the concerns of the Scottish Environment Protection Agency.

Should it be of benefit to discuss this site further then please do not hesitate to contact me.

Yours sincerely

[REDACTED SIGNATURE]

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