

**From:** [REDACTED]  
**Sent:** 26 January 2019 20:34  
**To:** R [REDACTED]@scotborders.gov.uk>  
**Subject:** Re: Main Issues Report

Dear [REDACTED]

Thank you for the "call for sites" form that I have completed and attached. I would like my site to be considered for inclusion into the Morebattle local plan for the following reasons:

- Morebattle is a thriving village and is in need of development sites.
- The site has spectacular views and plots would be in high demand
- [REDACTED]  
[REDACTED]
- [REDACTED] the east of the school but believe that this may be too narrow and intrusive to the adjoining houses
- The sewerage needs extended [REDACTED]  
[REDACTED]
- I believe that the site has minimal impact on the build environment of the village and would very neatly extend the village boundary

I have attached a few plan documents, including the requested 1:1250 plan.

I look forward to hearing from you and I would be very happy to discuss [REDACTED] with you. [REDACTED]

Regards

[REDACTED]

**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](mailto: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 7<sup>th</sup> August 2017**

**Contact for Further Information**

All information regarding LDP2 can be viewed on the Council website at [www.scotborders.gov.uk/ldp2](http://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](mailto: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](http://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.

**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	N/A
Address	██
Town/City	██████████
Post code	██████████
Telephone number	██████████

**2. Landowner details (if different from above):**

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

**3. Developer details (if known):**

Name	
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**

**B. SITE DETAILS & DELIVERABILITY**

**4. Site details:**

Site address/name (including grid reference if known)	Teapot Bank West, Morebattle, Roxburghshire
Site area (hectares)	0.3 Ha (0.9 Acres)
Current land use	Grazing land
Proposed land use	Residential property
Proposed units (if applicable)	5

**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

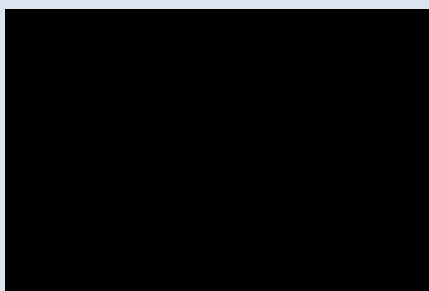
Describe how this is an effective site which can be developed, including any details which support and justify the economic viability of the site. Reference should be made to phasing of development, where applicable.

Morebattle in at attractive village and houses are in high demand. The site proposed is to the north west of the village, adjacent to Teapot Bank housing development. There are spectacular views and any residential housing would be desirable due to the location and views. The site is within the village perimeter and arguable has less impact on the village footprint that existing sites proposed for housing.

**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 free from constraints. No overhead pylons exist, there is a bank to the north of the site which would not have an impact on the housing plots. access to the proposed site would be through the field to the west, and therefore would have minimal impact on existing housing.

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

No risk of flooding, there is a bank to the north of the site which will prevent flooding

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

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)

No approaches have been made to utility providers yet.

**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 would be accessed through a field to the west of the site, [REDACTED]  
[REDACTED]

**10. Environment:**

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

[REDACTED]

**11. Supporting documents:**

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

[REDACTED]

**Declaration:**

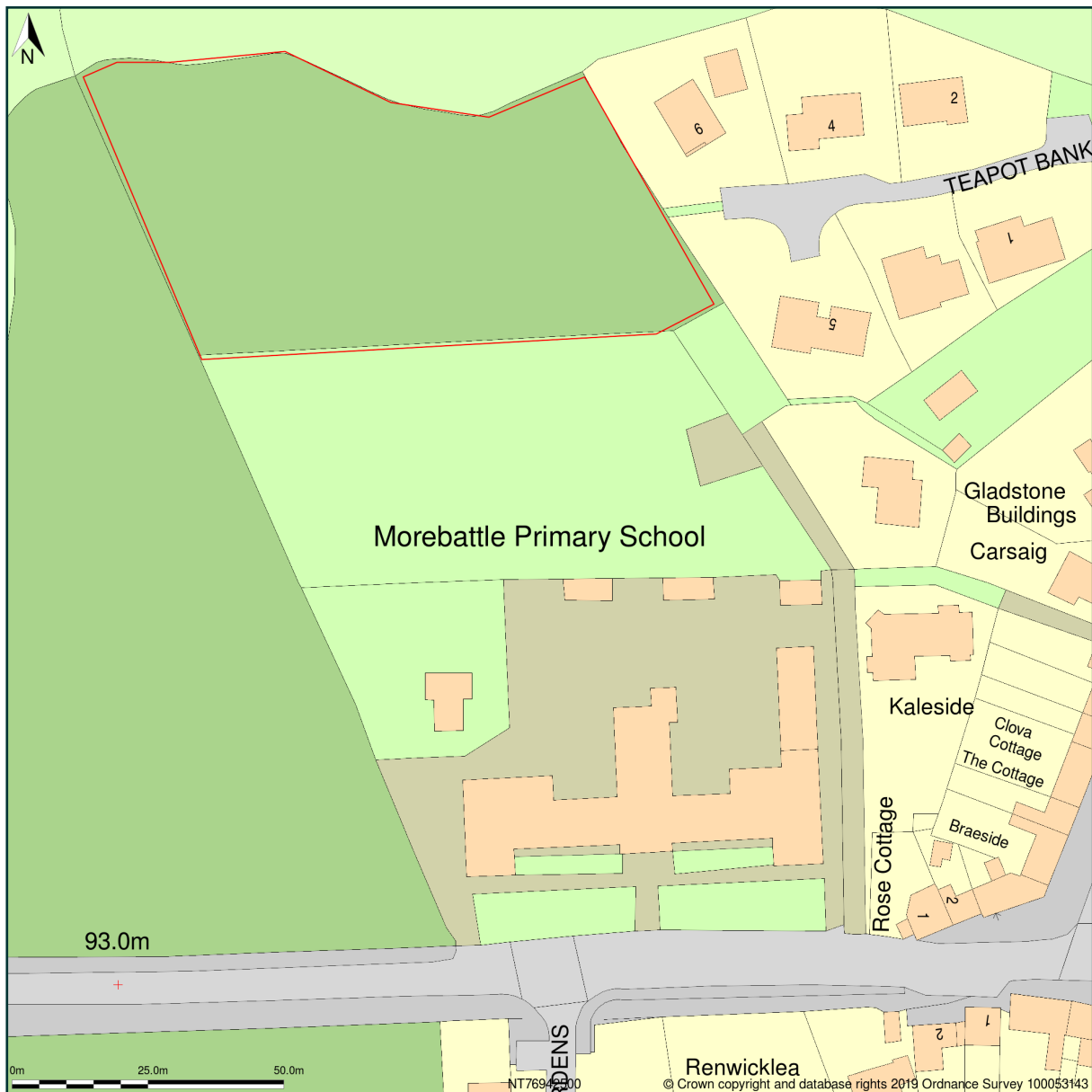
Signature:

[REDACTED]

Date:

[REDACTED]

Proposed Development Site



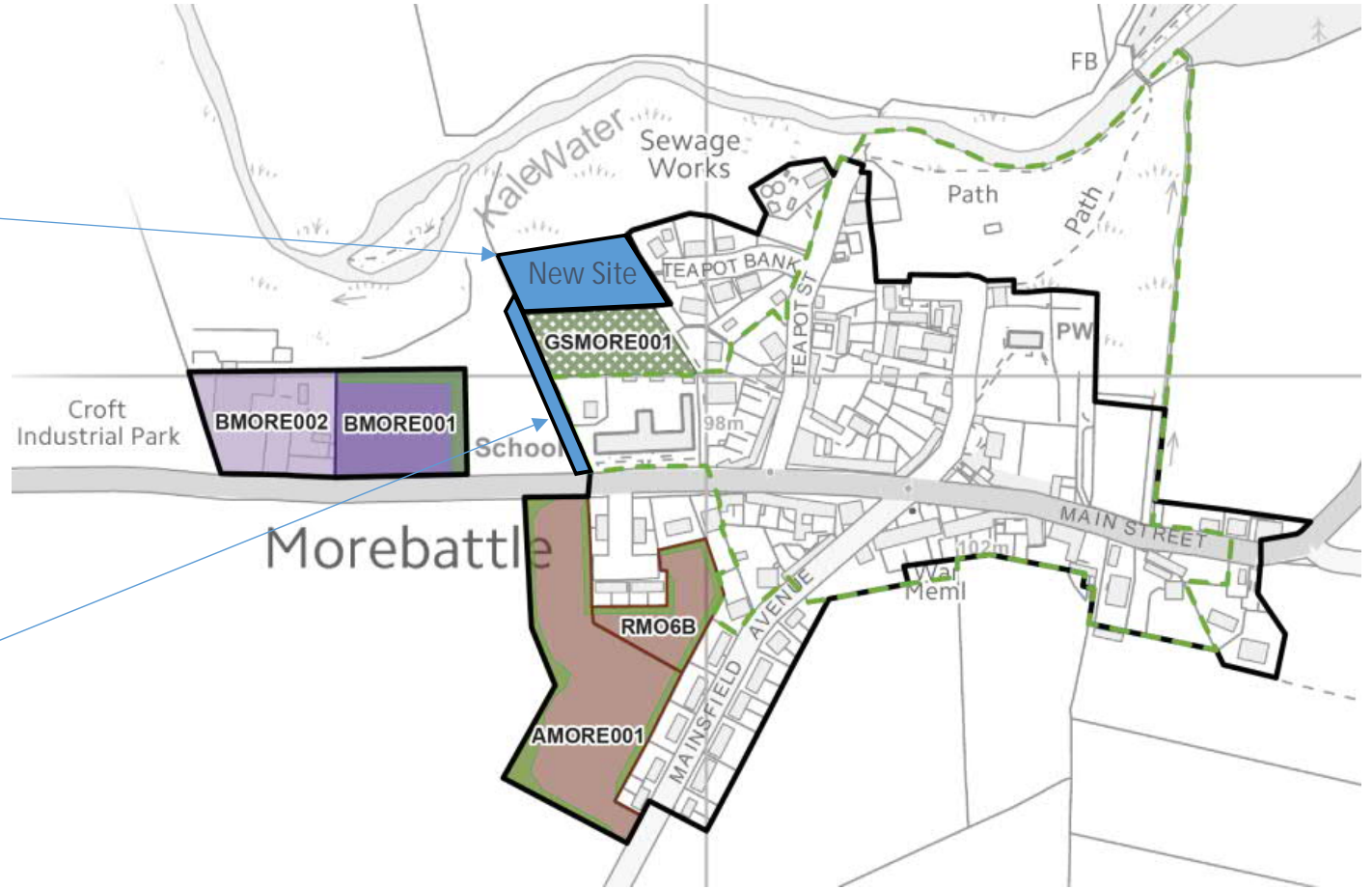
Site Plan shows area bounded by: 376841.8, 624905.86 377041.8, 625105.86 (at a scale of 1:1250), OSGridRef: NT76942500. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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- Proposed site for 5 (approx.) houses on the north side of Morebattle.
- Approximately 1 acre
- T [REDACTED]
- We believe that the site is less disruptive and has less impact on the historic village that AMORE001 which significantly extends the village footprint to the south.

- Potential access road within the village perimeter
- There are various access options, one being off the main road as show here on the plan, the other option being through BMORE001, [REDACTED]





- Proposed new site (north border shape TBC)
- Approx 1 acre, with spectacular view to the north, sitting high to negate floor risk.

- [REDACTED]

- [REDACTED]

