



PLANNING & ECONOMIC DEVELOPMENT

PROPOSAL OF APPLICATION NOTICE

Under the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of a public event, and its advertisement.

1. Applicant and Agent Details.

APPLICANT

Name: Sunlaws Development Company Limited

Address: Roxburghe Estates Office, Kelso, Scottish Borders, TD5 7SF

Telephone: 01573 223333

E-mail Address: info@southsidedc.com

AGENT (If applicable)

Name: ReAmp Consultancy Limited

Address: 25 Bothwell Street, Glasgow, G2 6NL

Telephone: 07387 053 759

E-mail Address: Jamesl@reamp.co.uk

2. State the postal address of the prospective development site. If there is no postal address, describe its location. In order to identify the site show its outline on an OS base plan and attach it to this completed Notice.

The Proposed Development is located on land forming part of the Roxburghe Estate, at grid reference NT 66448 55122, in the ward of Mid-Berwickshire, in the Scottish Borders. The nearest villages are Longformacus, approx. 2km to the northeast, and Westruther, approx. 5km to the southwest. The nearest town is Duns, approx. 11km to the southeast. See accompanying map plan.

3. Describe in general terms the development to be carried out. Outline its characteristics and identify its class (national or major).

The Proposed Development would fall under a major application, comprising the following:

Development site (c.88ha), currently comprising:

- Three data centre buildings, total ground footprint c.8ha;
- Ancillary infrastructure, site roads and parking c.13ha;
- Screening/landscaping c.15ha;
- Other (biodiversity enhancement/landscaping, drainage, etc) c.52ha

The wider area is currently c.151ha due to the inclusion of several potential access routes. This will be refined through the design process.

The development will be supplied with:

- A grid connection for electricity;
- A mains gas connection (for back-up generation/balancing, in the event of a power outage and/or testing);
- 2 main, high-speed, data connections; and
- A water supply (note the cooling system will be closed loop and will not require constant water supply) via Scottish Water and/or a borehole.

4. State which other parties have received a copy of the Proposal of Application Notice.

A copy of this Proposal of Application Notice has been sent to the following Community Councils and Ward Councillors:

Lammermuir CC	Local representation	LammermuirCC@outlook.com
Gordon & Westruther CC	Local representation	elizabethdonaldson6@yahoo.com
Duns CC	Local representation	dunscommunitycouncil@gmail.com
Gavinton, Fogo and Polwarth CC	Wider representation	planning@gavinton.net
Greenlaw CC	Wider representation	greenlawhumecc@outlook.com
Cllr Carol Hamilton	Ward councillor	Carol.Hamilton@scotborders.gov.uk
Cllr James Anderson	Ward councillor	James.Anderson2@scotborders.gov.uk
Cllr Aileen Orr	Ward councillor	Aileen.Orr@scotborders.gov.uk
Cllr John Greenwell	Ward councillor	John.Greenwell@scotborders.gov.uk
Cllr Donald Moffat	Ward councillor	dmoftat@scotborders.gov.uk
Cllr Mark Rowley	Ward councillor	mark.rowley@scotborders.gov.uk
John Lamont MP	UK Parliament	john.lamont.mp@parliament.uk
Rachael Hamilton MSP	Scottish Parliament	rachael.hamilton.msp@parliament.scot
Jamie Langan MSP	Regional MSP	jamie.langan.msp@parliament.scot
David Kirkwood MSP	Regional MSP	david.kirkwood.msp@parliament.scot
Senga Beresford MSP	Regional MSP	senga.beresford.msp@parliament.scot
Carol Mochan MSP	Regional MSP	carol.mochan.msp@parliament.scot
Joe Fagan MSP	Regional MSP	joe.fagan.msp@parliament.scot
Laura Moodie MSP	Regional MSP	laura.moodie.msp@parliament.scot
Duncan Dunlop MSP	Regional MSP	duncan.dunlop.msp@parliament.scot

5. An account of what consultation is being proposed. State when such consultation will take place; with whom it will be; and what form it will take.

The proposed pre-application consultation will involve the coordination of a minimum of two periods of consultation. The Applicant intends to host the first set of Public Information Days (PIDs) on 4th and 10th June 2026 and the second sessions are planned for October/November but exact dates are currently not established.

The advertisement for the first events are set to be placed in the Southern Reporter on 28 May 2026 (7 days before the event). The PID will take the form of a drop-in session at a venue in the local area of the Proposed Development, providing an opportunity for members of the public to learn more about the project and ask any questions they may have. The adverts for the second event will follow a similar method.

The event will be supported with exhibition boards, and the attendees will be directed to the project website for more information and contact details for the project team. There will also be an opportunity for members of the public to complete feedback forms at each event.

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Planning Authority Reference Number: / /PRE

Date of receipt of the Proposal of Application Notice

A planning application for a national or major development cannot be submitted less than 12 weeks from this date and without the statutory requirements having been undertaken. The application must be accompanied by the PAC report).