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Date: 18 December 2018
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Dear Charles

**Local Development - Call for Sites – Main Issues Report (MIR) - Public Consultation
Site Representation – ASTIC003 – Land North West of Eildon View, Stitchill**

Further to your initial site assessment I noticed that you have chosen to exclude this particular site from the Main Issues Report. I write in order to address the points raised in your site assessment conclusion.

- Although there are no key services provided in Stitchill itself, Stitchill is on the number 66 bus route which would provide a resident public transport to either Kelso or Earlston in less than 30 minutes. Stitchill would certainly not be the first village within the Scottish Borders without key services to see development. Similarly, although Stitchill does not have a local primary or secondary school, it will be within the catchment area for those in Ednam and Kelso where travel provisions will be provided for local resident children.
- It would seem that the main concern around the development of this site is due to access. Within the call for sites additional information provided by me in August 2017 this matter was addressed providing two alternative access routes. I can appreciate the second alternative route is longer than is desirable, however, it remains a viable alternative for my client to provide. The most suitable alternative access route is a short distance and could easily be provided by my client, it is within his ownership and could provide an access for two-way traffic or alternatively a one-way system incorporating the existing access under the gates to the former Stitchill House. As detailed in your overall site assessment conclusions for 2018 these alternative accesses need to be assessed fully and I would therefore urge you to do so by conducting a site inspection with my client and I.
- This site has significant interest from local developers who see Stitchill as a good village location within close proximity to Kelso which could provide desirable residents. Although most developers would not consider 16 units to represent a relatively large-scale development, my client would consider reducing the indicative capacity should you feel this would make a difference to the site's viability and sustainability.

I would encourage you to reconsider this site's status within the main issue report and would be happy to provide further information to help you reassess, therefore please do not hesitate to contact me.

Yours sincerely

[REDACTED]

Cc:

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