

From: [REDACTED]

Sent: 29 January 2019 15:23

To: localplan <localplan@scotborders.gov.uk>

Subject: LDP 2 - Housing Land Supply Sites

Consultation Question 9 – Do you agree with the proposed existing housing allocations to be removed from the LDP? Are there any other sites you suggest should be de-allocated?

Sir,

I would wish to document my concerns and propose removal from the LDP the following site:-
Alternative Option : Ednam (AEDNA011) for the reasons below:-

- This is a steeply sloping site which would have 2 major implications (i) overlook existing properties and (ii) cause significant surface water run off which could adversely affect existing, lower lying properties
- There will be a potential impact on the small watercourse adjacent to the development, which in turn feeds into Eden Water. Additional surface water feeding these watercourses will have potential to increase local flood risk and could impact on the River Tweed which is less than 2 miles away
- The site capacity is quoted as 15, whilst it is not clear what specification any properties would be it is highlighted in the LDP that there is a need for affordable housing to support an ageing population, and it does not feel that this site will, provide this type of accommodation
- Recent developments in the area of Cliftonhill have been single, larger style properties which do not fit with the requirement for affordable property but are also out of character with the existing properties. A previous planning application (11/00750/PPP) was originally refused on the grounds that it was “inappropriate housing development in the countryside” and even though this was subsequently overturned by the Local Review Body the comments of the review body were “with the addition of the two new houses, it was the review bodies opinion that the group would be complete and that further development should be resisted”
- It is understood from Scottish Water that the foul water sewer is at, if not above capacity and cannot support any further development / connections. Scottish Water engineers have recently jet cleaned the pipe which runs under Eden Water and confirmed that this was required due to capacity issues
- The B6461 / Cliftonhill junction is a difficult junction and does not have the structure to support and significant improvements. The Old Smithy, which is a listed building, is adjacent to the proposed site and would be adversely affected by any carriageway changes.

I would be grateful if you would confirm receipt of this e-mail and advise if it is an appropriate response to be considered as part of the consultation. I have previously spoken to SBC re the formal consultation document (19 questions covering the whole LDP) and was advised that a specific e-mail or letter would be an acceptable response.

Yours

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