

Planning Department
Environment and Infrastructure
Council Headquarters
Newton St Boswells
TD6 0SA

18th January 2019

Reference: Review of Local Plan for Ednam Village Boundaries and "Potential" sites available for Building

To Whom it May Concern

Ref: Site AEDNA 013

Although I consider any further development in the village unjustifiable, due to a lack of services and facilities, I consider this site most suitable of the two sites proposed because of safe access to the school, playing field and village hall.

My only concern is the proposed access onto the B6461. This could be overcome by extending the speed limit zone.

Ref: Site AEDNA 011

I have several concerns regarding this proposed site.

- a) Access to the school gives concern due to the configuration of the roads at the confluence of B6461 with Eden Road and Clifton Hill Road and the bridge approaches.

There has been noticeable increase in the HGV traffic on the B6461 creating greatest concern where the traffic island is located and the road narrows.

Historical police records could be consulted regarding previous accidents in this location.

- b) The small watercourse adjacent to the proposed site is a corridor for various species of wildlife migrating from the River Eden eg otters, watervoles, amphibians and migratory fish species.

- c) Proposed site AEDNA 011 was refused planning permission for building development

approximately six years ago and today I have noted that this site has been fenced off with the boundaries established as per the profile on the map.

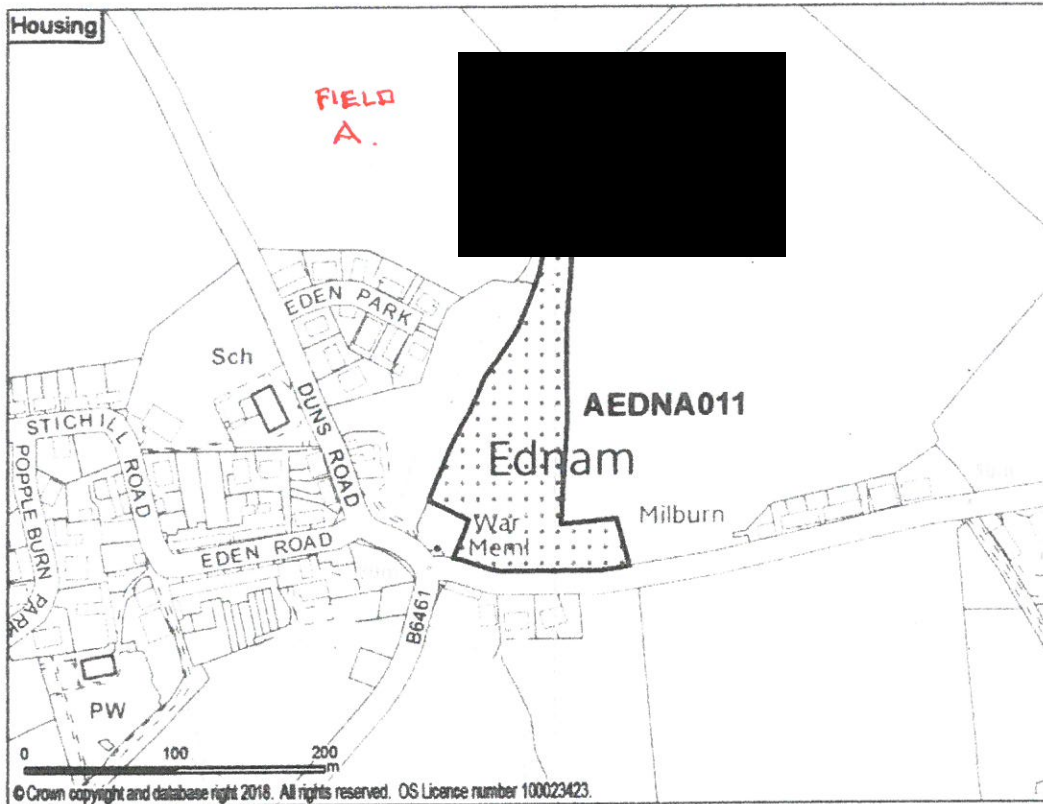
As there has been no obvious change to the infrastructure of the village, can you advise me why this site is now being considered for development when permission was refused by the Planning Department six years ago.

I await your comments.

Yours sincerely

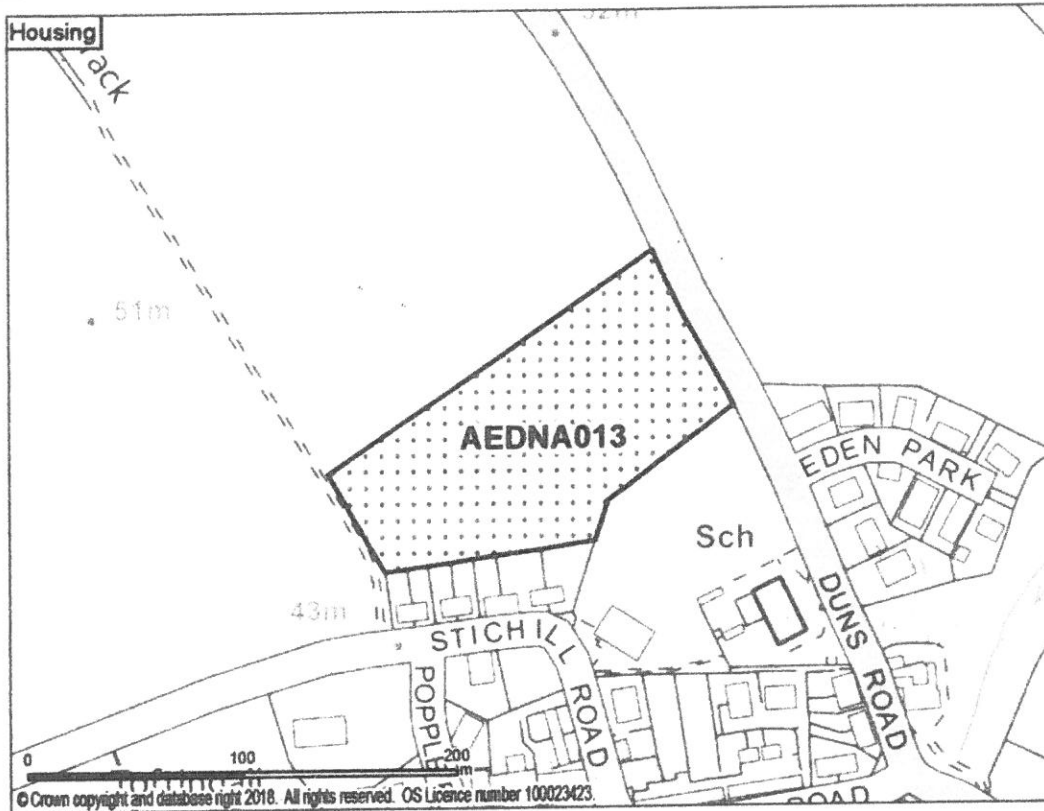


ALTERNATIVE OPTION: EDNAM CHEVIOT LOCALITY



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	OPTION
AEDNA011	Cliffonhill (A)	Ednam	13	15	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required by SEPA to assess the risk from the small watercourse adjacent to the site • Mitigation to ensure no significant effect on the River Tweed SAC • Assessment of ecology impacts and provision of mitigation, as appropriate • Archaeology evaluation/mitigation may be required • Street lighting and pedestrian connectivity would be required with the rest of the village • Widening of the existing carriageway of the minor public road to the south • Buffer zone along the western boundary, adjacent to the existing woodland 					

ALTERNATIVE OPTION: EDNAM CHEVIOT LOCALITY



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	OPTION
AEDNA013	Land North of Primary School	Ednam	1.4	20	Alternative

Site Requirements

- Protect existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate
- A belt of structure planting to the northern boundary to be provided and maintained
- Water Impact Assessment will be required, in respect of the water network capacity
- Transport Statement required
- Access should be taken from both the B6461 and the minor public road to the south west, to allow a connected street network to develop