



28 January 2019

Dear Sirs

CONSULTATION ON NEW LOCAL PLAN

We are responding to the current consultation for the development of the new local plan, in particular in relation to the village of Ednam near Kelso.

What we understood to be the village boundary appears to have changed and we are unsure when this happened and by what process. Two of the Council's rules have always been 'no new housing outwith the village boundary' and 'no new housing on agricultural land', has that policy changed?

SITES AEDNA011 AND AEDNA013 (15 and 20 units respectively)

There is a lack of facilities and amenities in Ednam even for the size of the village at the moment.

Additionally, it is our understanding that the sewerage arrangements for the village, even at the present time, are inadequate and simply would not support the number of houses if either or both of these plots were developed.

The current footway provision between Ednam and Kelso is very poor. There is a very narrow footpath adjacent to a high-speed road and no means of walking from the village to the footpath without also walking on the B6461 to cross the bridge over the Eden Water. The footpath referred to can also be accessed from Ednam across a wooden pedestrian bridge but that necessitates crossing the main road.

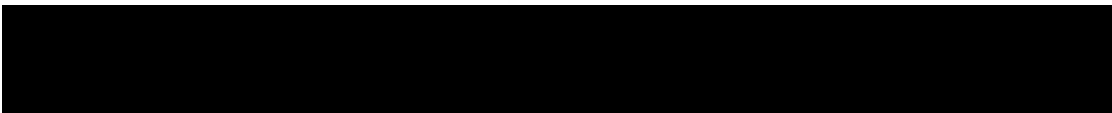
There is currently allocation for 12 housing plots at Poppleburn Phase 2, Ednam that have not yet been developed and for which planning consent has lapsed. However, that is not to say that this allocation could not be re-instated. The three sites combined would amount to growth of 47 houses which is surely not sustainable without major upgrades in the village.

The increase in traffic and footfall would be substantial.

SITE EDNA011 (Cliftonhill)

It is our understanding that the area designated for development is part of a field classed some time ago as being of prime agricultural value. How did its status change?

The site is situated at the bottom of a hill and would clearly suffer from water run-off putting added pressure onto the burn/ditch adjacent to the site which already floods frequently during heavy rain and when the Eden Water is in flood.



Pedestrian safety would be of great concern when considering a development of this size as has been commented on in the site reports published. If footway provision were to be provided adjacent to the minor Cliftonhill Road this would presumably necessitate relocating the War Memorial and bus stop to accommodate the footway?

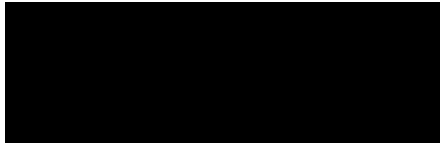
Regarding road safety; drivers intending to turn right when leaving the B6461 at the war memorial are often required to slow (and sometimes come to a halt) on the bend to allow for approaching traffic heading towards Kelso, thereby creating a hazard for following unsighted traffic. Greater throughput of traffic would require significant improvements to road and pedestrian safety, leading to more urbanisation of these rural surroundings.

If the link through Eden Park was to be used to access the new development, the road would need to be upgraded and suitable footway provided to bring access up to the appropriate standard.

Mention is made of the necessity to keep the boundary between Cliftonhill and Ednam visibly separate. There have been two houses built on land to the west of Milburn that are not shown on the plan. Once these houses are included it can be clearly seen that the proposed new development could be classed as ribbon development as it would merge Cliftonhill with Ednam village. At the meeting where approval was given for these two properties it was stated this would be the last new building to be approved in Cliftonhill. At this same meeting it was also stated that the next land to be allocated for development in the area would be that adjacent to the new cemetery - there is no mention of that in this proposal.

We consider Cliftonhill to be a rural locality rather than a village 'satellite' and would strongly object to street lighting creeping up the hill from Ednam.

Yours faithfully

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For the attention of the Strategic Local Development Plan Team

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