

The Forward Planning Team

Corporate Improvement and Economy

Scottish Borders Council

Newtown St Boswells

TD6 0SA

Sunday 17th January 2021

Dear Sirs,

Response to consultation on Proposed Local Development Plan:

Site EA200, Cransfield, Ashkirk

Site EA200 in Ashkirk is currently identified for housing. For years Strutt & Parker have marketed the site, and it has now been withdrawn from sale. Their advertising hoarding still lies rotting beside the A7. It appears that there is no demand for this additional housing, and there are also the following undeveloped plots in the village; some may have been vacant for very many years.

3 Cransfield Drive, TD7 4NN

8 Cransfield Drive

10 Cransfield Drive

and some land at The Glebe, TD7 4PJ.

Ashkirk is a small rural village of about 140 people, with no local shop or school, and limited employment opportunities. It is totally unsuitable for affordable housing.

My house, and others, have “fabulous views on all sides, particularly to the rear, and the accommodation has been designed to take advantage of these, with the main reception rooms at the back looking out to the rolling Borders countryside” (Hastings & Co. sales brochure, 2013) Development of the site will overlook my house, lead to a loss of privacy, have an adverse visual impact and will lower the value of my property. Such a development

would be in contravention of Policy HD3 – Protection of Residential Amenity (Volume 1, p.95).

With the current railway terminus being 11 miles north of Ashkirk, I recommend that areas for future housing development should be concentrated north of Selkirk, rather than south.

Given the lack of interest in developing this site, or other plots in Ashkirk, and the negative impacts on the local community, I ask that this site is no longer identified for housing development.

Yours faithfully,

A solid black rectangular box used to redact the signature of Nicholas Lambert.

Nicholas Lambert