

## Response ID ANON-VDDE-RA26-X

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on **2021-01-23 09:19:24**

### About you

Are you responding as an: individual, group / organisation, agent?

Agent

### Agent

#### Agent details:

Business / company:

[REDACTED]

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

#### Client details:

Name:

Archie Stewart

Email address:

[REDACTED]

Contact telephone number:

[REDACTED]

### Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

### Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

#### Quick Comment:

Attached is the plan from 2009 showing the area exactly as is proposed for in this new Local Plan.

Phase two at Poppleburn Park has been designated for housing since 2000 and is currently in the proposed local plan although the planning permission lapsed in 2017.

The lack of development over this length of time should exclude this area from the new Local Plan as this indicates land banking.

The land banking of this site has held back the development of Ednam with the only new housing in the last 10 years being 4 houses in Cliftonhill Road.

The constant inclusion of this site has skewed the housing figures for this area and stopped the development of sites that have a demand.

The demand for housing in Ednam has been shown by the completion of two houses at Cliftonhill since 2017 and the sale of another plot for development. Planning permission for these plots was achieved on appeal after being refused planning permission as they were outside the village boundary and that there was sufficient land available in the village, i.e. phase two at Poppleburn Park.

The pandemic is also driving a demand for rural housing that the Council, understandably since this plan has been in the process for so long, has failed to be catered for in this local plan so this should now be looking to take advantage of the current demand which is likely to be long term due to the changes in the work cycle.

Presently we understand a number of new residential properties are being built in Kelso and the land being put forward by our client has already attracted interest by small local developers.

**Do you wish to submit supporting information?**

**Submissions:**

Ednam Local plan 2009.pdf was uploaded

**Where would you like to go now?**

Submit your response to the consultation (Exit)

Scottish Borders Council  
Local Plan Amendment 2009

**Ednam**

Scale 1:5,000

**Key**

Policy Boundaries



Development Boundary (G8)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

Land Use Proposals (H3 Applies)

Amendments



Housing



Structure Planting/Landscaping



Cemetery

For further information, including help reading this document, please contact

Plans and Research Team  
Planning and  
Economic Development  
Council Headquarters  
Newtown St Boswells  
Melrose TD6 0SA

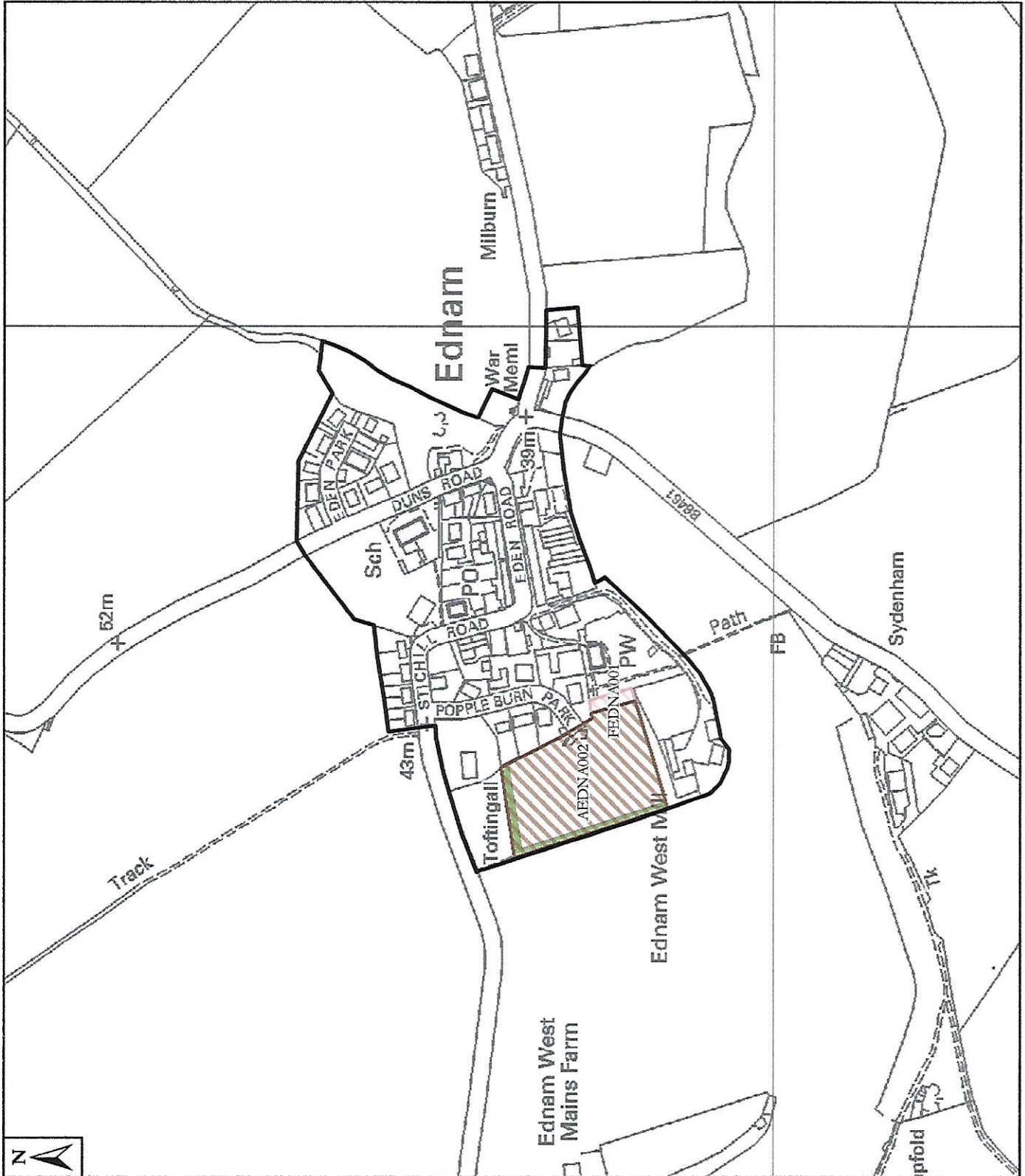
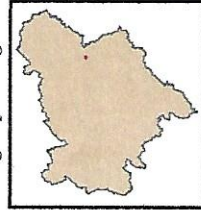
Tel: 01835 826511

Email: [kocalplan@scotborders.gov.uk](mailto:kocalplan@scotborders.gov.uk)

Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

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## Response ID ANON-VDDE-RA2A-9

Submitted to **Proposed Scottish Borders Local Development Plan**  
Submitted on **2021-01-23 09:23:59**

### About you

Are you responding as an: individual, group / organisation, agent?

Agent

### Agent

#### Agent details:

Business / company:

[REDACTED]

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

#### Client details:

Name:

Archie Stewart

Email address:

[REDACTED]

Contact telephone number:

[REDACTED]

### Proposed Local Development Plan Menu

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### Quick Comment / Supporting Information

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#### Quick Comment:

Outline design of land at Ednam owned by [REDACTED] which we present here as an alternative site to those which are being put forward and have previously been in the Local Plan, with no development taking place.

This in addition to response ID:ANON-VDDE-RA26-X

Do you wish to submit supporting information?

#### Submissions:






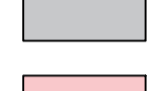

Site Plan 16 11 2020.pdf was uploaded

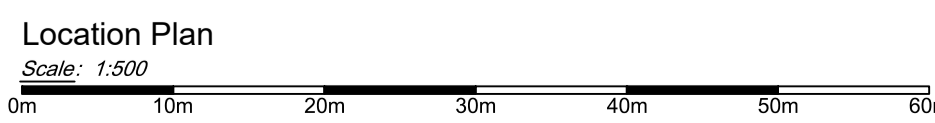
Where would you like to go now?

Submit your response to the consultation (Exit)

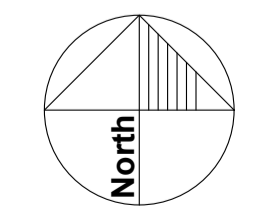


**Key.**

- Tree 
- Hedge 
- Grass 
- Pavement 
- Turning Areas 
- Road 
- Visitor Parking 



LAND OUTLINED IN RED = APPLICATION SITE  
Ordnance Survey License No. - 100022432



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CLIENT:  
Mr and Mrs Stewart

PROJECT:  
Ednam Housing Development

TITLE:  
Site Plan

DRAWING NO: 20-G775-PL01	DRAWN BY: JF	A1
DATE: 10/11/2020	SCALE: 1:500	
	REV: -	

This drawing is for Sketch Purposes Only

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