




165

**Johnston, Charles**

3 of 3.

---

**From:** Alistair Smith   
**Sent:** 03 March 2014 13:56  
**To:** localplan  
**Subject:** Local Development Plan 2013 - Proposed  
**Attachments:** Planning Letter 03-03-14 - Housing.pdf; Development Plan 3-03-14.pdf

Dear Sir / Madam,

Please find attached letter of representation in respect of Proposed Local Development Plan.

Regards,

*Alistair Smith*

Alistair M Smith  
Director  
AMS Associates Limited  
Planning and Environmental Consultants  
"Woodside"  
Denholm  
TD9 8NY





# AMS Associates Ltd.

## Planning/Environmental/Minerals Consultants

Date: 3<sup>rd</sup>. March 2014

Our Ref: ams/dev/14  
Your Ref: [REDACTED]

Planning & Regulatory Services  
Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

For the attention of Martin Wanless, Forward Planning Manager

Dear Mr. Wanless,

**Re: Scottish Borders Local Development Plan: Proposed Plan  
Ednam Profile Site**

We refer to your letter of 2<sup>nd</sup>. December 2013 providing the opportunity to make representation in relation to the Proposed Development Plan or any part of it, our interest being Housing in particular Policy PMD4.

Policy PDM4 – Development Outwith Development Boundaries

The proposed local development plan includes one allocated site AEDNA002, West Mill which is at the western edge of the village of Ednam. The site is located just north of an area identified having potential to flood as set out in the revised SEPA indicative flood maps as is the southern area of the village of Ednam.

The village which is small with limited community facilities the development envisages a mixed development, including affordable housing. The site is also accessed via Poppleburn Park, only one access and egress being available. There is also the question of any future to the cemetery being restricted which should be given primary consideration.

This site having capacity for 12 units as contained in the proposed local development plan has been marketed extensively without success over time presently still on the market with a local agent however at 12 units the infrastructure per unit is expensive. In addition the land at Ednam Mains is for sale by the same owner.

The site as presented and which has been submitted in the past and was allocated in a previous local plan for 30 units would be as follows:

- The number of units at 30 would provide a mixed development including affordable housing
- The site would have been developed by now had it not been for the timing of infrastructure improvements and local plan reviews
- The site proposed is well outwith the areas shown as potential for flooding unlike other areas of Ednam
- The context of the hilly nature of this village and the surrounding area, that the proposed development would be compatible and shall be no more visually intrusive than the allocated site which has no defensible boundary to the west

"Woodside"  
Denholm  
Roxburghshire TD9 8NY

[REDACTED]  
www.amsassociates.co.uk  
Company Reg. No. SC414099

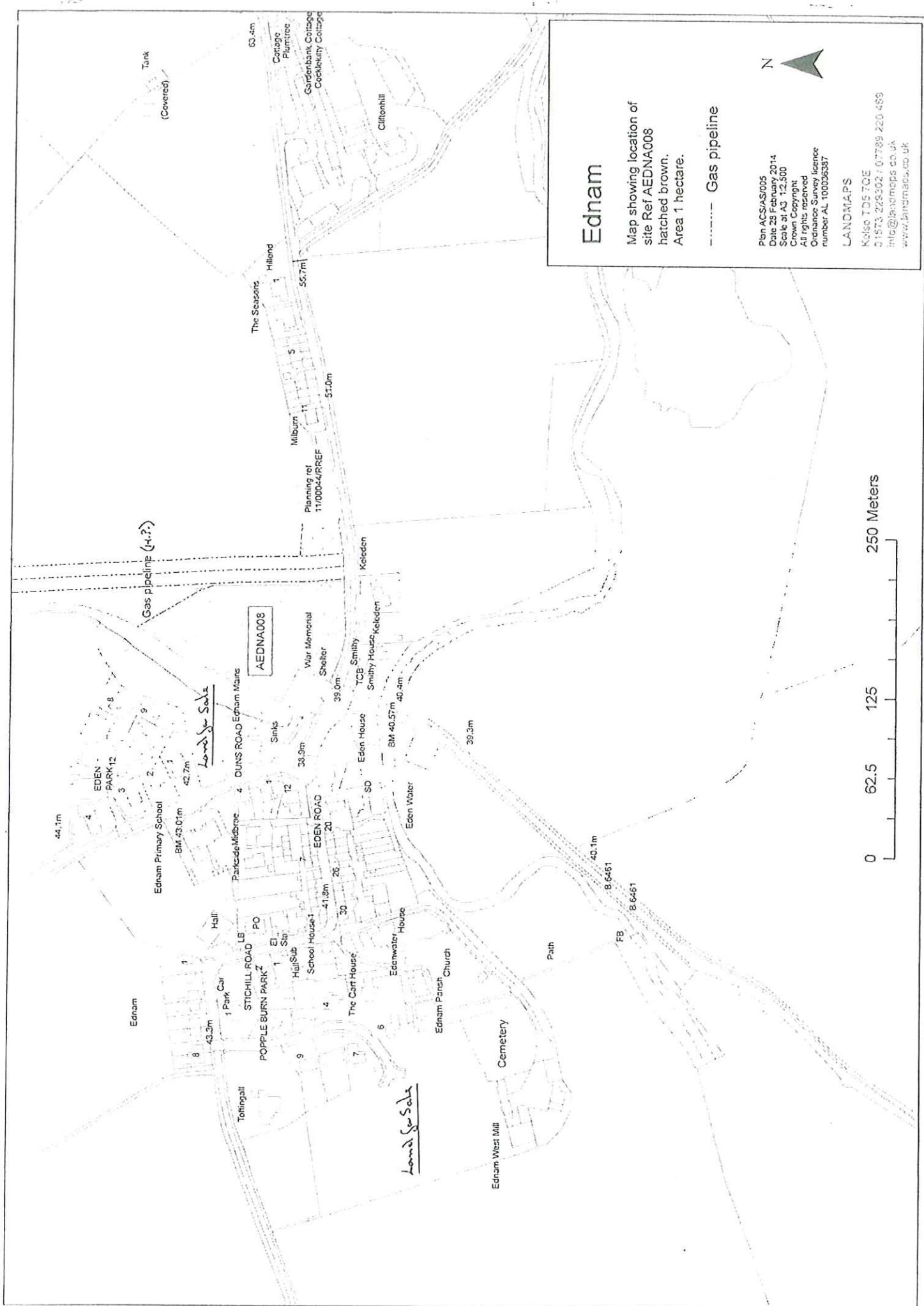
- The proposed development site has a physical boundary to the east the route of the high pressure gas main being shown on the plan attached
- Two plots have been approved for residential units to the east of Ednam reference 11/00044/RREF

Based on the above we are of the opinion that the site as presented complies with policy and is a greater asset to the development of Ednam long term. This also ensures no restriction on the development of the cemetery both short term but also long term.

Yours sincerely  
For and on behalf of AMS Associates Limited



Alistair M Smith  
Director



# Ednam

Map showing location of site Ref AEDNA008 hatched brown. Area 1 hectare.

----- Gas pipeline



Plan ACS/AS/005  
 Date 29 February 2014  
 Scale at A3 1:2,500  
 Crown Copyright  
 All rights reserved  
 Ordnance Survey licence number AL 100095337

## LANDMAPS

Kelso TD5 7QE  
 01573 226302 / 07789 220 489  
 info@landmaps.co.uk  
 www.landmaps.co.uk

