



Hazelrig,  
4 Cransfield Drive  
Ashkirk  
Selkirk  
TD7 4NN

Plans & Research Team  
Scottish Borders Council  
Newtown St Boswells  
TD6 0SA

Thursday 27<sup>th</sup> February 2014

Dear Sirs,

**Response to consultation on Proposed Local Development Plan, Site Code EA200**

(Settlement Profiles & Maps – 10.3 Ashkirk – Paragraph 10.3.11)

The Proposed Plan Volume 1 Policies says “in the Scottish Borders there is a substantial surplus of identified land for housing.” In Ashkirk site EA200 is currently identified for housing. This additional housing is not required as there are 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  
Plot at Wollrig Farmhouse, TD7 4NZ  
Land at Riverside, The Glebe, TD7 4PJ  
And two further potential plots at The Glebe.

Ashkirk is a small rural village of about 100 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, p79).

With the new 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 surplus of housing sites in the Borders, the lack of interest in existing plots in Ashkirk, and the negative impacts on 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