

**Bell, Laura (Planning HQ)**

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**From:** [REDACTED]  
**Sent:** 26 January 2019 16:37  
**To:** localplan  
**Subject:** Consultation on town and village boundaries.  
**Attachments:** Ednam development consultation copy.pdf

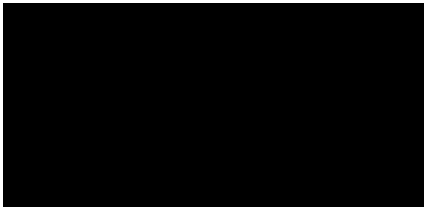
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

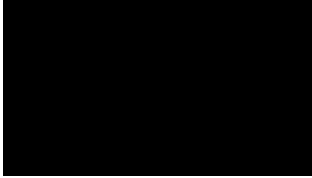
Good Afternoon.

Following the publication of documents relating to the alteration of town and village boundaries, we enclose a copy of our letter dated 25th January 2019 for consideration.

I would be grateful if you could acknowledge receipt of this letter.

Kind Regards





25th January 2019

**CONSULTATION ON VILLAGE BOUNDARIES, EDNAM, KELSO.**

Dear Sir,

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

We would firstly like to point out that the boundary of the site AEDNA011 has been fenced to delineate the development boundary. I would ask if this has now been agreed prior to the democratic consultation process being carried out? If this is not agreed, can the sudden appearance of this fence be explained?

Should the consultation process still be in tact and we are able to make comment, we would make the following observations that we feel should be taken into account prior to adopting the sites in Ednam into the village boundaries.

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. There are no shops and there is only a very limited Post Office Service. The nearest shop is the Co-Op, Highcroft Kelso which is over 2 miles away.
- The current footway provision between Ednam and Kelso is very poor. There is a very narrow footpath adjacent to a high speed road. There is no provision for local authority bus passes between Ednam and Kelso High School as the village falls within the specified distance and does not qualify.
- There is currently allocation for 12 housing plots at Poppleburn Phase 2, Ednam that has not been developed to date.
- In our opinion, Ednam would need to benefit from improved facilities to accommodate housing developments to the numbers stated in the report and as there is already allocation for 12 houses, proper assessment for developing these sites should be considered prior to altering the village boundaries.

SITE EDNA011 (Cliftonhill)

In particular to the site EDNA011 at Cliftonhill, we would make the following comments:

- The geometry of the existing land and the proposed site does not lend itself to housing. The site is situated at the bottom of a hill and would clearly suffer from water run-off. Although this can be engineered out, this would put added pressure onto the burn / ditch adjacent to the site that already floods frequently during heavy rain and when the River Eden is in flood. The earthworks alone required would suggest this site is not suitable and inhibitive for the proposed housing.

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- [REDACTED]
- [REDACTED]

- Pedestrian safety would be of great concern when considering a development of this size as has been commented on the site reports published. If footway provision was to be provided adjacent to the unclassified Cliftonhill Road, what would be the developers proposal to relocate the War Memorial and bus stop to accommodate the footway? The current situation of low visibility and no (or very narrow) footway provision on these bends is far from ideal and the addition of a further 15 units would require significant improvements to pedestrian safety.
- In your report, the Roads Planning Service makes reference to a link through to Eden Park. The road at Eden Park in its current state is unsuitable for further development. The road is currently only 3.0m wide with no footway provision and very limited visibility round the bend. This road currently serves 10 individual properties. Consideration would need to be given to bring the road at Eden Park to a suitable width of 5.5m with at least one footway before adding to any volume of traffic whether vehicular or pedestrian.
- We are very sceptical given the boundaries shown on the plan that 15 houses can be accommodated on this site and would be interested to see a layout plan especially given the engineering challenges of this site. If flats are to be considered, we would be of the opinion that this would be out of keeping with the village of Ednam.
- In your report, mention is made of the necessity to keep the boundary between Cliftonhill and Ednam visibly separate. There has been two houses built on the area highlighted on the development boundaries that are not shown on the plan. We wonder if this plan should be updated to show these properties and this development reconsidered with this in mind? If this proposed development was to proceed, it would clearly merge the boundaries between Ednam and Cliftonhill and this would need to be carefully managed.

In our opinion, developments of this size are not suitable for the village of Ednam. The fact that there is a sizeable site identified and included within the existing village boundaries has not been developed yet would question the viability of housing developments especially given the limited infrastructure available in the village.

We would be grateful if you would give our comments careful consideration prior to changing the village boundaries in this way. I would also request that you investigate our first point where the boundary fence is now in place for this development with no prior consultation.

Yours Faithfully

[REDACTED]