

Comments on the SBC Proposed Plan 2013
ETTRICK (HOPEHOUSE)

From Gordon Harrison
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The current proposal omits the fact that there are two plots of land with planning permission at and adjacent to Dundas, opposite AETTR003.

It also continues to overlook the fact that there is a considerable lack of employment in the area, which suffers from very poor broadband and no mobile telephone coverage, which are really essential for anybody thinking of working from home. None of these are mentioned as constraints.

I think that lack of local employment, public transport and inadequate communications would mean that persons would probably have to travel a fair distance for work. And shopping or other appointments whilst a partner is at work could also prove a problem, unless the family had two cars. The cost of running two cars may make living in these proposed houses quite unattractive. None of these are mentioned as constraints.

I think that some workshops or office accommodation would be essential to attract local enterprise, as appears to have been accepted by the SBC, although these would probably be added to the cost of the development thus adding to the unit cost of the house – making them less affordable. This is surely a constraint.

It is interesting to note that SBC aspire to “develop a high quality housing development” with “high quality boundary treatment”. In my experience high quality usually means expensive. Perhaps these houses will not be that affordable?

So who would live in “affordable” or other, perhaps terraced, houses this far from town, in an area without a school or a pub? Maybe retired folk? Certainly not young families.

It would appear much more logical to place affordable house in or very adjacent to a place where there is employment.

I really can't understand why on earth the SBC put this forward. I do not think there is a demand for affordable housing in this remote area, and this proposal is a complete waste of your time and our money.

Gordon Harrison
20th February 2014