

2 Meeting the Challenges for the Scottish Borders - Paragraph 2.4

Re EEA12B. Earlston, being on the A68 is becoming increasingly popular as a dormitory for Edinburgh workers. The proposal to increase housing stock in Earlston needs to take into account the impact that purchase/rent by people who are less likely to contribute to the local community. Careful consideration needs to be made about what types of housing are proposed by developers (council housing, housing association, private ownership, affordable, up-market etc). As an owner who currently lets at an affordable rent, motivated to attract local tenants who work in the Borders, I am concerned with the demographic changes that are taking place in some border towns because of the high cost of renting in Edinburgh.

2 Meeting the Challenges for the Scottish Borders - Paragraph 2.12

Re: EEA12B. This site lies on the other side of Kidgate to the increasingly busy A68. My own property on Kidgate suffers considerable noise (and light) pollution from the A68 already and also suffers from increasing traffic along Kidgate itself. The maintenance of the Kidgate road is quite poor and its state is deteriorating. Whilst major roads clearly have to be prioritised, development of new access roads to any new development on the Glebe would again put Kidgate on the Council's list of priorities. There is concern amongst neighbours that developers might use Kidgate as a possible access route to housing on the Glebe. I would hope that the plans to have the (only) access on the far side of the Glebe would be adhered to if this development proceeds (which I hope it will not)

2 Meeting the Challenges for the Scottish Borders - Paragraph 2.16

Re: EEA12B. The Earlston Glebe is a welcome green space between near the centre of the town, and in my view should be retained as such rather than fill this space with as many as 25 houses, the effect of which, since the housing development near the river, would be unnecessarily claustrophobic. There may be an argument for allowing some very limited development on what is quite a large site, but the plan as it stands at present appears to be using the entire site for housing.

7 Housing Development (HD) - 7.3 HD3: Protection of Residential Amenity - Paragraph 7.3.4

Re: EEA12B. As referred to above (2.12) Kidgate suffers noise and light pollution from the A68. From the back of houses on Kidgate relief from this is currently afforded by looking out on a greenfield site, which is also frequently used to graze horses. I consider this to be important for general wellbeing.

9 Infrastructure and Standards (IS) - 9.15 IS15: Radio Telecommunications - Paragraph 9.15.3

Re: EEA12B. An infrastructure issue, which is likely to be overlooked by any other than those with very local knowledge, is the availability of a decent TV signal. The residents in Roosevelt Place on Kidgate have always been adversely affected by the nearby hill, necessitating in some cases the erection of satellite dishes to get any signal at all. The day may come (the plan's projection of 2020 may be aspirational rather than realistic, given BT's record) when TV will be viewed mainly via high-speed internet, but this day has not come to Earlston yet. It would surprise me if houses build on the Glebe would not have the same issues with TV reception. Has this been considered?

2 Meeting the Challenges for the Scottish Borders - Paragraph 2.21

Re: EEA12B. Given increasing evidence that the concreting and tarmac-ing of previous greenfield sites makes a significant contribution to flood potential, I am particularly concerned about the effect of a large housing development on Earlston Glebe. This is not only a concern about the potential of the river breaking its banks (something that would obviously affect the riverbank properties most) but that reduced drainage by covering the naturally absorbent ground of the Glebe could lead to flooding of my own and other properties in Kidgate, and other properties surrounding the Glebe. I believe that 25 houses on the Glebe would be too many in terms of reduction of natural drainage.

Hill, Laura (Planning HQ)

From: Pat Bond [REDACTED]
Sent: 21 February 2014 12:18
To: localplan
Subject: comments on LDP site EEA12B
Attachments: Comments re site EEA12B.docx

Following our telephone conversation this morning regarding my difficulties the odlp web forms I attach the comments as a Word document. Because of being a little pressed for time, some of the comments may have 'fitted' better under alternative paragraph headings, but I appreciate the opportunity to make them anyway.

Best wishes,
Pat Bond

Pat Bond

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