

Johnston, Charles

From: Frank Garton
Sent: 28 February 2014 10:26
To: localplan
Subject: LDP Hopehouse AETTR002/3/4

Good day,

Can you please submit on my behalf the below comments with reference to the Local Development Plan for the Hopehouse area of Ettrick, references AETTR002, AETTR003 & AETTR004 :-

1. AETTR003

There is no requirement to continue with this LDP for the following reasons :-

a) The LDP allocates 4 fields of land that stretches along the B709 between Shankend and the bridge at Honeycottage and with a capacity of 5 units.

Already 2 dwellings have been built (including mine), leaving 3 specific plots of land. Each of these plots already has OPC (for single detached dwellings each), passed by the Council.

In this case then the LDP "vision" of 5 units is satisfied, completing the plan and closing the LDP, it surely requires no further discussion ?

b) This LDP and the "Development Boundary" does not acknowledge the further 2 current OPCs (for single detached dwellings), for 2 plots immediately opposite (AETTR003) on the north side of the B709, one behind Dundas Cottage and one between Dundas and Wardlaw Farm.

In this case the LDP is **over-subscribed** for this area of Hopehouse, as is the demand on infrastructure and utilities, eg. water supply (which is dependent on individual boreholes and which do not have limitless capacity, even in the current climate).

2. AETTR002/4

There is no requirement at all for these LDPs on the following grounds :-

a) The building of "row housing and workshops" is not conducive to this area and will affect the "attractive views" already acknowledged within the report.

b) There is no need to provide a "sense of arrival in Ettrick" at this point, this is "Hopehouse" (not Ettrick) and it is not a "Village".

It is a collection of some 6 randomly placed detached dwellings and a block of 3 bungalows.

c) The total plan to incorporate a further 15 houses at Hopehouse will increase the density threefold, would certainly create a Village and would bring with it all sorts of demands on all infrastructure needs, including utilities, access, pedestrianisation, etc., etc. and would completely change the layout, character and appeal of what is currently a charming location.

d) The most critical point is that there is absolutely **NO DEMAND** for any housing in this area :-

- **THERE IS NO WORK** : Employment is mainly farming (mostly single-handed) and Forestry (mainly dedicated labour which comes and goes with the work). Those locals in employment tend to drive to work, minimum 40 mile round trip.

- **AVAILABLE HOUSING NOT SOLD** : Very few houses sold recently in the local area (eg. locally and up to Ettrick Bridge), most still on market after number of years, including "affordable housing" category. Also there are 2 unoccupied properties currently within the 9 dwellings mentioned at Hopehouse.

- **FEW NEW BUILDS** : Despite 7 OPCs passed (for Hopehouse area) over last 10 years only 2 new builds have been progressed so far, also note that all requests have been for "single detached dwellings", with no

applications for "row" housing, "workshops", etc.

The fear would be that if multi-house developments were progressed then the Developer would be out of pocket and the residents would face a block of empty housing and the area would become something of a ghost town.

I would be most grateful if you could acknowledge receipt of these comments and their inclusion to the relevant meeting notes.

Thank you for your help in this matter.

Yours Sincerely
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