

Marsh, Michael

From: TANYA HUNTER [REDACTED]
Sent: 02 March 2014 13:23
To: localplan
Subject: LDP Hopehouse AETTR002/3/4

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

As well as the comments made by Frank Garton of Willowbank Cottage, which we fully agree with so feel no need to duplicate other than to resend. I noticed in proposals/plans on the SBC website part 5.4.3 of LDP states;

For clarification, any development for affordable housing must meet the requirements of policy HD1, namely, there must be evidence that the proposed development meets an identified housing need for the settlement and that it will provide housing defined as affordable under the Council's Supplementary Planning Guidance on Affordable Housing.

We would like to know the following;

- a. What is/was the evidence that the proposed development meets an identified housing need for settlement?
- b. Though I understand that these proposals were originally proposed during the 'boom times', as things have significantly changed, is this evidence still relevant/applicable?
- c. Where can this information be found?
- d. How/when was it updated?

Regarding Climate Change in parts 2.18 - 2.20 it talks about the reduction of greenhouse gas emissions targets of 42% reduction by 2020 & 80% by 2050. There is acknowledgement that the Borders is largely rural & that households have access to one or more cars. So the rate of petrol or diesel consumption per head is some 46% higher than the Scottish average.

It finishes by saying; However, the promotion of development in sustainable locations will support the public transport network and contribute to climate change objectives. **What public transport network and contribute to climate change objectives how? as there would potentially be an increase of 15-30 or more cars.**

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).