

[REDACTED]

From: [REDACTED]
Sent: 24 January 2021 21:11
To: localplan
Subject: Objection to Proposed LDP: Site Reference AOXT0010

CAUTION: External Email

Dear Sir/ Madam,

I am contacting you regarding the proposed Local Development Plan for Oxton

We are residents at [REDACTED] and from what we are aware, in the past 20 years or so Oxton has doubled in size. This new housing is predominately in Justice Park with 40 houses and St Cuthberts View with 20. There is also a small development of 5 houses currently being built in the old station yard, and 4 new houses being constructed at Heriotfield.

Our key point here is that rather than Oxton getting even more large scale development, any further developments should be on a much smaller scale, and larger developments sited elsewhere in the region. Originally a small rural village with most people working locally, Oxton has already become something of a dormitory commuter village. We feel that any more large scale development will adversely change the character of the village even further.

A major concern regarding large scale development at Netherhowden is access to the site from the minor road that runs past Netherhowden farm. This road runs from its junction with Station Road for .5 mile to join the A68 south of the Carfraemill roundabout. It is a single track road, with no pavement, poor visibility due to tight bends, and with little in the way of a verge in places. It is frequently used by walkers, elderly people, families with young children, and cyclists, and a worryingly increasing number of vehicles already puts these local pedestrians and cyclists at risk. A large scale development at Netherhowden would inevitably add to the already concerning amount of traffic using this route, as it would be the obvious road to take if going to or coming from Lauder.

We strongly feel that as an alternative to a larger development of 30 + houses at Netherhowden, a smaller number of 5 or 6 houses built in a cul-de-sac would be much more in keeping with other properties in the area. It would be much less obtrusive than a larger estate, and much safer for local people enjoying the fresh outdoors on local walks in the Netherhowden area.

Thank you for your time.

Regards,

Alex and Ben Redman
[REDACTED]