

**From:** [REDACTED]  
**Sent:** 24 January 2021 23:45  
**To:** localplan  
**Subject:** Objection to proposed LDP: Site reference AOXT0010 at Netherhowden, Oxton

CAUTION: External Email

I would like to object to the allocation of AOXT0010 (Netherhowden, Oxton) for housing in the proposed LDP (labelled "Deanfoot Road North").

1. This site, along with several other options, was considered during an extensive consultation by the Community Council on the previous version of the LDP and was rejected by residents as being unsuitable for housing, being remote from the centre of village (which would hinder integration) and out of keeping with the character and geography of the village. The clear preference of the community was for an alternative site at AOXT0009. The fact that the wishes of the community seem to be ignored in the final proposed LDP makes a mockery of the original consultation process and damages people's confidence in local democracy.

2. In the proposed LDP the settlement profile for Oxton states that "The character of Oxton is established by its clustered form and countryside setting.... The Leader Water to the east is part of the River Tweed Special Area of Conservation, a wildlife site of international importance" and that "Development to the north and east of the settlement will be resisted where it would have significant effect on the international nature conservation value of the Leader Water or impact on the countryside setting of the settlement as viewed from the A68 trunk road." In the proposed LDP, the wording has been changed so that development to the east would no longer be resisted. Given that the Leader Water to the east is still part of the River Tweed SAOC and worthy of protection, there appears to be no rationale or justification for this change other than that it removes one of the obstacles to the inclusion of AOXT0010.

3. The Site Requirements for AOXT0010 include the following statements:

- *In order to achieve a suitable access into the site, the existing farm buildings onsite may have to be redeveloped with some demolished*
- *Footway and street lighting will be required from the site along the minor road to link with Station Road (Main Street)*
- *Widening of the minor road carriageway will be required*

The approach into Oxton along this minor road, between the old Netherhowden farm buildings to the west and the beautifully renovated buildings to the east, is one of things that gives Oxton its particular character and charm, with the village opening up before you as you turn the corner and walk up on to Station Road. It is hard to imagine anything more destructive of Oxton's character and countryside setting than the works that would be required to allow this site to be used.

As an aside, it is not clear to me why this site is labelled "Deanfoot Road North" rather than Netherhowden, which is where it is actually located. Deanfoot Road North appears to be the name of a different site in West Linton (BWEST003 in other Council documents), and the inclusion of this name for a site in Oxton feels like a cut and paste error on someone's part - which suggests a lack of attention to important detail and does not fill me with confidence in the rest of the plan.

Edmund Rooney

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