

Response ID ANON-VDDE-RA9Z-9

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2021-01-24 11:22:37

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Ellen Williamson

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

Address line 3:

[REDACTED]

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements I to O

Which Site are you commenting on?

Settlements I to O :

Oxton: AOXTO010: Deanfoot Road North: Housing

What are your comments regarding this Site?:

Objection to Proposed LDP: Site Reference AOXTO010:

Deanfoot Road North (known as Netherhowden)

I object to the proposed allocation of the site above for housing for the following reasons:

1. "The main road into Oxton, over the Leader Water and via Station Road has its limitations which means that Oxton does not lend itself to any significant extent of development. It is difficult for two vehicles to pass at the pinch point at the property known as Leader Bank and there is no roadside footway between the A68 and the village and no real scope for providing..."

"All matters considered, the road infrastructure serving Oxton does not lend itself to serving any significant extent of development."

These statements come from the Council's full site assessment, and completely contradict the proposal to add another 30 properties to the village. I agree with the assessment.

2. The Netherhowden area is already being utilised for further residential development in a way which is excessive for the local amenity and detrimental to the environment:

- i. 18/00511/PPP Land South West of Trostan - vacant plot, corner of Station Road and the Netherhowden Road. Planning permission exists for a detached property and the plot is on the market.
- ii. 10/00820/FUL – Garden ground at Lynend, Station Road - vacant plot. Planning permission exists for 3 bedroom property and the plot is on the market.
- iii. 19/01289/FUL – Land east of Lydden House, Netherhowden. Property currently in construction.
- iv. 15/01456/FUL – Land north east of Leaderview, Station Road. Planning permission exists for 5 houses and a workshop. 3 houses yet to be built and the area remains a construction site.

All of these developments have been granted permission despite the concerns of the residents of the area around safety. Each property will obviously attract at least one, and probably two vehicles, adding to the volume of traffic using Netherhowden Road and Station Road for entering and exiting the properties. I have already experienced the detrimental effect on my own safety of further development in Netherhowden. The road is simply too narrow to accommodate any more traffic than is already present, and I find the reliance on the provision of laybys to be misguided, as laybys are used for parking.

I am also alarmed at the suggestion that there doesn't need to be a continuous pavement – this means that a mix of pedestrians, cyclists etc. will be directly on the road when the traffic level has increased exponentially due to the addition of 30 properties (again, each with possibly two vehicles). There also seems to be a lack of appreciation that when residents of Netherhowden need to access local amenities, we need to use a stretch of Station Road which itself has no pavement, is the main entrance to the village, and is already difficult to negotiate.

The road through Netherhowden simply cannot be widened, and if there is no prospect of a continuous footpath then there will be larger number of families and children walking on the road on the way to the village school, shop and bus stop. I find the subsequent risk to all road users to be unacceptable.

3. Our property includes a stretch of the Leader Water. We have observed over 60 species of birds, including Kingfishers, Dippers, Herons, Mergansers, Buzzards, Sparrowhawks, Goshawks, Barn Owls and Tawny Owls.

We have had several sightings of otters in this stretch of the river, as well as shrews, toads and frogs.

[REDACTED]

I strongly object to any further development in this area due to the known adverse effects of construction and development on sensitive natural environments such as the Leader Water.

Signed:

Ellen Williamson
[REDACTED]
[REDACTED]

22nd January 2021

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)