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Scottish Borders Council
Council HQ
Newtown St Boswells
Melrose
TD6 0SA

Our reference

ME/RFD/GR1018

Dear Sirs

Oxton Housing Allocation

We write to make representation in response to the proposed Scottish Borders Local Development Plan 2013 (Local Development Plan), specifically in relation to the Housing Site allocation for Oxton, Lauder.

CURRENT SITUATION

Oxton is located within the Northern Housing Market Area just to the north of the Central Strategic Development Area (SDA).

The 2011 Consolidated Local Plan provided an allocation for a single site for housing in Oxton, Site Code: AOXTO 001 for the provision of 10 houses. To date, the site remains undeveloped and there are no active planning applications relating to the site. It has been carried forward to the proposed Local Development Plan.

The site is naturally constrained by its elongated layout, limiting its marketability as a developable site. In addition, if the site was developed it would be clearly visible from the A68 trunk road, compromising Oxtons' countryside setting and contradicting the local plan aim to restrict development to the North and East of Oxton.

Oxton is a popular village situated on the northern periphery of the Central SDA and has excellent transport links to both Edinburgh and the central Borders via the A68. It is a logical choice to meet the requirement for housing outwith the SDAs and there is a real market demand for a viable development site in Oxton which could be realised within the period of the proposed Local Development Plan.

DEVELOPMENT PROPOSALS

We propose the inclusion of a housing allocation on the Nether Howden site as identified outlined in red on the attached plan.

Site Capacity

The site is approximately 4.4acres, and could potentially accommodate up to 30 houses, delivered in phases. The site is largely unconstrained, flexible and could easily be developed in stages, offering a choice of housing

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type and tenure to be planned in accordance with Scottish Borders Council housing policies following consultation with the local community, Scottish Borders Council and their statutory consultees.

The initial stage of development is deliverable within the period of the proposed Local Development Plan to meet the current allocation of 10 units for Oxton.

Infrastructure

The site is well served by existing infrastructure.

Fresh Water: The Howden WTW trunk main serving Oxton runs immediately adjacent to the site and has an indicative available capacity for 200 units.

Waste Water: The drainage infrastructure runs within 150m of the site and the Oxton Waste Water Treatment Works currently has an indicative available capacity for 14 units, sufficient for an initial allocation of 10 houses.

Electricity: Scottish Power overhead high voltage power lines cross the site.

Roads: The site will be accessed from the road connecting Station Road and the A68 as indicated on the attached plan. The adjacent land is within the same ownership as the proposed site and measures will be taken to ensure suitable visibility splays in both directions.

Benefits of the Proposed Site

The proposed site has distinct advantages over the existing allocation Site Code AOXT0 001 and:

- Represents a logical expansion of the village, being contained between the Justice Park development and Nether Howden Farm.
- Adjoins a modern housing development to the east offering continuity of the existing development.
- Is naturally screened from the A68 trunk road protecting the countryside setting of the settlement.
- Comprises a flexible, relatively flat, unconstrained site which could easily accommodate a staged development.
- Is easily accessible from the public road to the north of the site.
- There is market demand for housing in Oxton and site allocation may reasonably be expected to deliver the required housing stock within the period of the Local Development Plan.

SUMMARY

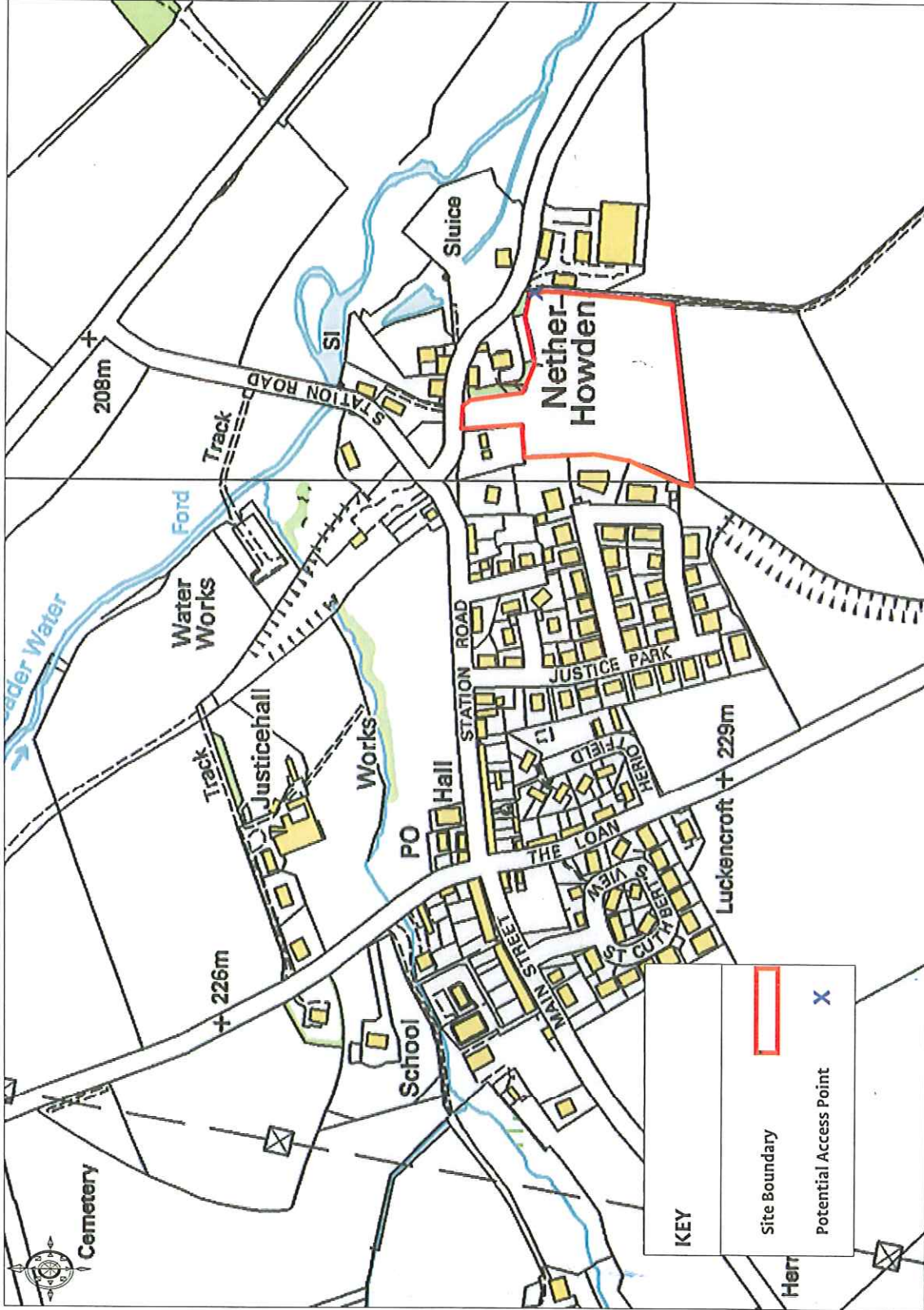
The proposed site represents the most logical expansion of the village without compromising the countryside setting. It is relatively unconstrained in comparison to the alternative and can be developed within the period of the Local Development Plan. We therefore request its inclusion in the Scottish Borders Local Development Plan 2013 as a residential development site.

Yours faithfully

Edwin Thompson LLP

Enc Plan

GR1018
 Nether Howden, Oxton, Lauder, TD2 6PR



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