



Local Development Plans Team
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

AOXT010.
REPRESENTATION TO LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT.

Dear Sir/Madam

We write on behalf of our Client [REDACTED] in relation to the above consultation. This representation relates to site **AOXT010** which has been identified in the Main Issues Report as a “**Preferred Option**”, following our submission at “Call for Sites” stage and the Council’s own Site Assessment which forms part of the background documents to the MIR.

This representation is fully **in support** of this site being taken forward for housing development, with an indicative site capacity of approximately 30 dwellings. Allocation of the site will make a positive contribution towards meeting the housing land requirement within the next Local Development Plan period.

Deanfoot Road North Site Characteristics Summary

The land, which is relatively flat, is located on land between the residential estate ‘Justice Park’ and Nether Howden Farm. The site extends to approximately 1.78ha and its current use is agricultural land. The site is adjacent to the eastern Oxton settlement boundary and is close to existing infrastructure and utilities.

The site would be accessed from the existing public road which connects Station Road and the A68.

The site is located within a sustainable location and is close to the strategic public transport network on the A68 (T). It has good access to public transport, with a bus stop lying within walking distance which provides regular bus services to Edinburgh and the central Borders via the A68. A wider range of services is available ten minutes’ drive away in Lauder.

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Opportunity

This site provides an opportunity to provide an expansion of the settlement of a scale which is reasonable in the context of the existing village size and the specific characteristics of the site. The opportunity is one which is considered deliverable in a short time-frame given housing demand in this part of the Borders.

Oxton is a popular village in which to live, mainly due to its countryside setting combined with excellent public transport links to both Edinburgh and the central Borders via the A68. It is important that land allocations are made in sustainable and sought after locations where development proposals will come forward and be deliverable in a reasonable time-frame.

Importantly, development will help to sustain local services in the settlement such as the school, shop and village hall.

The site represents a natural extension to the Oxton development boundary, being located adjacent to Justice Park and at the current settlement edge. Further, the allocation is positioned to the west of existing built form (Nether Howden Farm) and can be viewed as an infill opportunity in visual terms.

The site is relatively flat with no topographical challenges and is naturally screened from the A68. The site is not at a risk of flooding, with the MIR site assessment stating that there is sufficient height difference between the site and the Leader Water. The site assessment confirms that the site is out with the fluvial and surface water 1 in 200 year flood extents and there are no objections from the Council's Flood Officer to development on the basis of flood risk.

The site is well contained in the landscape setting with built form already existing on three sides. Landscaping will further enhance integration. It is accepted that it will be necessary to provide robust landscaping to the southern and eastern edges in order that containment is achieved and some separation is provided between the site and any remaining farm buildings.

Development of the site will not have a major impact on the local road network and it is highly accessible from the A68. The upgrading requirements in relation to existing roads and access as set out within the MIR are noted, as is the potential requirement for a Transport Statement.

The requirements for reasonable assessment in relation to archaeology, ecology, transport, contamination, effect upon River Tweed SAC/ SSSI are noted. There are no protected trees on or adjacent to the site and there are no international/ national or local designation constraints associated with the site.

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In respect of archaeology, the Council's Archaeology Officer, within the MIR site assessment, states there to be no particular known archaeological issues on the site and it is noted that Historic Environment Scotland did not raise any concerns regarding the proposed development.

The site is in close proximity to existing infrastructure and utilities. In terms of the Council's infrastructure assessment within the MIR site assessment, Development Management notes the site to be constraint free.

Scottish Water's Oxton waste water treatment works are noted to have sufficient capacity as have the water treatment works, although a water impact assessment is acknowledged to be required to confirm the effect on the existing network.

In accordance with the MIR 'Site requirements' it is accepted that some redevelopment of parts of Nether Howden Farm will be required in order to facilitate the main access into the site. This is acknowledged by the owner.

The conclusion of the MIR site assessment undertaken by the Council is that the site is considered **to present no insurmountable constraints which could prevent development of the site, subject to appropriate mitigation being put in place. The landowner is in full agreement with this statement.**

Summary

Ferguson Planning believes that this site on the eastern edge of Oxton should progress to be allocated within the Local Development Plan 2 for approximately 30 houses for the following key reasons:

- It is capable of being delivered within the 5 year Local Development Plan lifespan. There is market demand for housing in Oxton and due to the unconstrained nature of the site it will be attractive to developers.
- Neighbouring new build houses were built and sold rapidly. We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live, in places such as Oxton.
- Development will help to sustain local services in the settlement such as the school, shop and village hall.
- It is next to existing built form which assists with containment and also ensures good access to utilities/infrastructure. There is no flood risk associated with the site.
- It represents a natural extension to the development boundary and is one which will be contained between Justice Park and Nether Howden Farm and will thus not be viewed as

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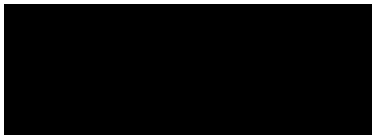
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breaking the existing outer limit of built form in this part of Oxton. Robust landscaping will further assist containment.

- The location is sustainable, being located close to public transport infrastructure and the strategic transport network.
- There are no insurmountable constraints which could prevent development of the site, subject to appropriate mitigation.

Yours faithfully



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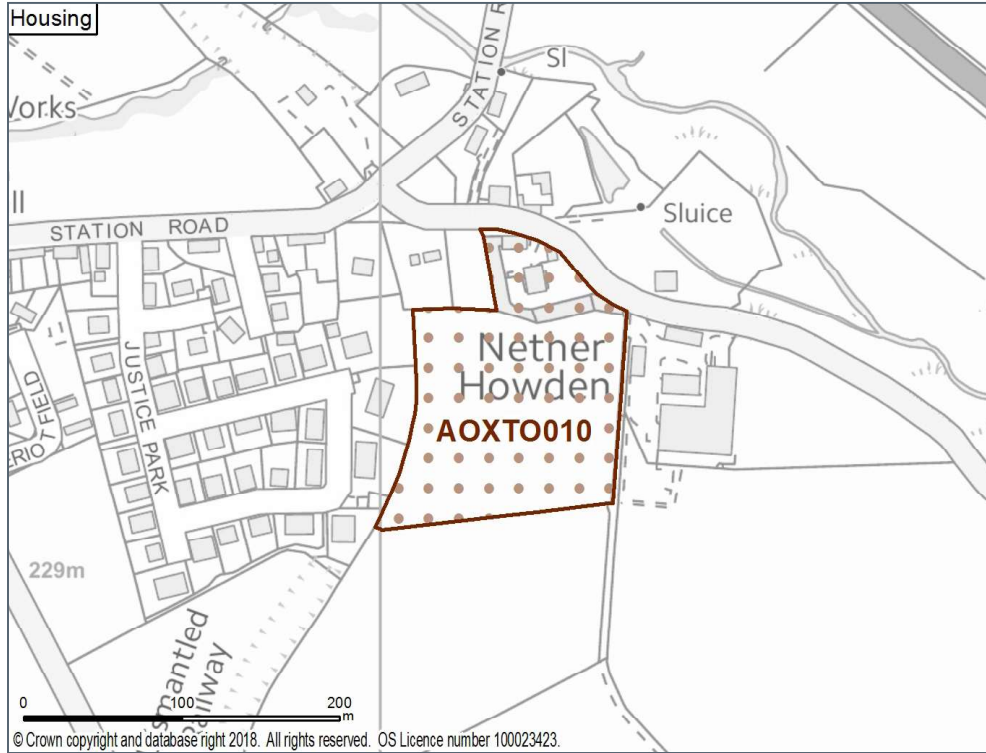
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PREFERRED OPTION: OXTON

EILDON LOCALITY



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	OPTION
AOXT0010	Deanfoot Road North	Oxton	2.1	30	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • In order to achieve a suitable access to this site, the existing farm will have to be redeveloped and some of the farm buildings will have to be demolished • Woodland planting along the eastern boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east. The landscaping will help to assist in enhancing and enclosing the site • 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 • Explore the potential for a secondary access from the extreme south westerly corner of the site which links Justice Park and the possibility of a further pedestrian/cycle linkage, in the interests of connectivity and integration of the existing street network • Transport Statement is required for any development • Investigation and mitigation of potential contamination on site • Mitigation to ensure no likely significant effect on the River Tweed SAC/SSSI • Assessment of ecology impacts and provision of mitigation, as appropriate • Water Impact Assessment will be required in respect of WTW, to investigate the water network capacity 					