

**From:** [REDACTED]

**Sent:** 04 April 2019 16:33

**To:** Johnston, Charles [REDACTED]

**Cc:** Parker, David (Councillor [REDACTED]); [REDACTED]  
<[REDACTED]>

**Subject:** Local Development Plan for Oxton.

Dear Mr Johnston,

We attended a coffee morning in our village hall on Saturday March 23rd where information was available regarding the new Local Development Plan for Oxton to be formally published in the autumn of 2019.

The event was well attended and included one of our councillors David Parker who provided information and answered questions.

We were told to make any comments we had to yourself within a week or two.

From what we learnt on the day and subsequent discussions we have the following points to make.

We have lived in Oxton since the mid 1980s and 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 a small development of 5 houses currently being built in the old station yard.

We cannot think of another community in the borders, or further afield, that has doubled in size in the same period. Many communities have seen little development. Our key point here is that rather than Oxton getting even more large scale development any further developments should be on a smaller scale and larger developments sited elsewhere in the region.

Too much new development changes the character of a community and in our opinion Oxton has reached that point. Originally a small rural village with most people working locally it has already become something of a dormitory village. The majority of people either travel some distance to work or are retired. We are now in the latter group. We feel that any more large scale development will adversely change the character of the village.

Of the proposed development sites for the village the field behind Netherhowden farmhouse, is apparently described as the preferred site within the village for more housing.

We understand that in the last two LDPs it has been stated that development to the north and east of the village should be resisted, and that this is likely to be carried over into the new LDP. We have seen the reasons given for restricting development to the north and east and they are sensible.

The site at Netherhowden is due east of the centre of the village, so why is it now the preferred site, given the above? This point has been raised before by the community and the following written response received :

Certainly, our view is that the preferred site (AOXTO010) identified in the Main Issues Report is located to the south of the village, i.e. south of the Main Street/ Station Road and the other minor road past Nether Howden.

This reply doesn't make much sense. Everything in Oxton is either north or south of Main Street/Station Road so the statement above suggests that there is no east and west in Oxton, just north and south. Obviously the the definition of north, east, south and west should be in relation to the centre of the village, i.e. the cross roads.

A further point 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, that twists and turns and with little in the way of verge in places. It is used by walkers (with or without children or dogs), cyclists and an increasing number of vehicles. The increase in vehicle usage is because it is seen has a 'short cut' if going to or coming from the south on the A68 and contributes to the risks for the other users of the lane. A large scale development at Netherhowden would inevitably add considerably to the amount of traffic using this lane. It would be the obvious route to take if going to or coming from Lauder.

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 could well be seen as 'infill' and would be much less obtrusive than a larger estate. Such a development would be similar to that currently being built, just across the road, in the old station yard and would infringe less on the conditions restricting development to the east of the village.

Thank you for your time.

Regards,

[Redacted signature block]