

From: [REDACTED]  
Sent: 07 April 2019 16:50  
To: [REDACTED]; [REDACTED]  
Cc: [REDACTED]; Parker, David (Councillor)  
<[REDACTED]>; [REDACTED]  
Subject: RE: Oxtton Survey for MIR or rather

Good Afternoon All,

I have now collated the survey information that we have been gathering over the recent weeks. We have had a really good response rate from residents. Thank you to [REDACTED] for supporting me. It has been time consuming but I hope worthwhile.

Charles please let me know if this is enough information.

Kind Regards

[REDACTED]

-----Original Message-----

From: Johnston, Charles [REDACTED]  
Sent: 01 April 2019 16:51  
To: [REDACTED]  
Cc: [REDACTED]; Parker, David (Councillor)  
<[REDACTED]>; [REDACTED]  
Subject: RE: Oxtton Survey for MIR or rather

Good afternoon [REDACTED]

Many thanks for these comments and I'm pleased to hear the event went well. I look forward to receiving feedback from you in due course

Kind regards

Charles

-----Original Message-----

From: [REDACTED]  
Sent: 29 March 2019 10:28  
To: Johnston, Charles <[REDACTED]>  
Cc: C [REDACTED]; Parker, David (Councillor)  
<[REDACTED]>; [REDACTED]  
Subject: RE: Oxtton Survey for MIR or rather

Hi Charles,

Just a quick update on where we are with our submission to the LDP.

We held a drop-in session last Saturday morning (where David was good enough to come along and help with the questions) and we have collated the results obtained from that. Next we'll get the results from the online survey and try to get everything through to you as soon as possible.

We've also been chasing through on the high pressure gas pipe running just to the west of the village and we now have a much better understanding of the distance away from the pipe that a new road or new dwellings could be built. It took a lot of legwork but we have finally spoken to the right person now. It looks like a road is no problem (some roads are built over the pipelines with cushioning and padding but we wouldn't have to go to that extreme) and 30m for dwellings would be more than adequate - probably much less.

So we are getting this exercise done as quickly as possible and we'll get back to you next week.

Kind regards, [REDACTED]

-----Original Message-----

From: Johnston, Charles <[REDACTED]>

Sent: 08 March 2019 15:21

To: [REDACTED]

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

<[REDACTED]>

Subject: RE: Oxtton Survey for MIR or rather

That would be fine [REDACTED]

Thanks

Charles

-----Original Message-----

From: [REDACTED]

Sent: 08 March 2019 14:55

To: Johnston, Charles <[REDACTED]>

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

<[REDACTED]>

Subject: RE: Oxtton Survey for MIR or rather

Thank you for the offer and I will take you up on that if I may.

I'll check with others over the weekend with the direction of travel of this survey and then get in touch early next week if that's OK.

Kind regards, [REDACTED]

-----Original Message-----

From: Johnston, Charles <[REDACTED]>

Sent: 08 March 2019 14:33

To: [REDACTED]

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

<[REDACTED]>

Subject: RE: Oxtton Survey for MIR or rather

Noted with thanks [REDACTED]

If you wish to come into the office for a chat sometime re this I would be happy to meet up

Regards

Charles

-----Original Message-----

From: [REDACTED]  
Sent: 08 March 2019 14:30  
To: Johnston, Charles [REDACTED] >  
Cc: [REDACTED] >; Parker, David (Councillor)  
<[REDACTED]>  
Subject: RE: Oxton Survey for MIR or rather

Hello Charles,

Many thanks for getting back to me so quickly.

I'm sure everyone on the community council is grateful to you for agreeing to accept a submission on behalf of Oxton residents by the end of the month. It will be tight ("challenging" is the usual buzzword these days) but it is, I think, doable.

We've conducted three surveys in the village in the past 14 or 15 years and we've usually got to a response rate of 40% - 50% and I'm hoping for that same level of engagement again.

Thanks again.

Kind regards, [REDACTED]

-----Original Message-----

From: Johnston, Charles <[REDACTED]>  
Sent: 08 March 2019 14:07  
To: [REDACTED]; Parker, David (Councillor) [REDACTED] >  
Cc: [REDACTED] >  
Subject: RE: Oxton Survey for MIR or rather

Good afternoon [REDACTED]

Thank-you for copying me in on this correspondence and, as stated, I would be most grateful if you could submit something by the end of this month.

That would be much appreciated

Kind Regards

Charles

-----Original Message-----

From: [REDACTED]

Sent: 08 March 2019 12:12  
To: Parker, David (Councillor) [REDACTED] >  
Cc: Johnston, Charles <[REDACTED]>  
Subject: RE: Oxtan Survey for MIR or rather

David,

Many thanks.

OK, we'll try to speed things up and get results of the survey to Charles by the end of this month. Just doable, hopefully. We can also ask OCCC to make a recommendation on the existing "preferred option" and possibly what OCCC may suggest for any other option at their next meeting on 18 March. Hopefully both you and Tom can attend.

Kind regards, [REDACTED]

-----Original Message-----

From: Parker, David (Councillor) [REDACTED] >  
Sent: 08 March 2019 12:02  
To: [REDACTED]  
Cc: Johnston, Charles <[REDACTED]>  
Subject: Re: Oxtan Survey for MIR or rather

[REDACTED]

I think we can take a late submission but 23 April is far too late.

Charles is working to bring a report to members in May and probably needs dining by end of March.

I think a response from the cc should be ok.

The cc did get the plan in November.

Kind regards.

Cllr David Parker  
Convener  
Scottish Borders Council

Home Tel: [REDACTED] >  
Council: [REDACTED] >  
Mobile: [REDACTED] >

[REDACTED] <[blocked::mailto:\[REDACTED\]](mailto:[REDACTED])>

On 8 Mar 2019, at 11:39 am, [REDACTED]  
[REDACTED] > wrote:

David,

Plans for an urgent survey of the village as our input to the MIR, or now I guess, LDP2, are going well and hopefully the results of the survey will be given to SBC on 23 April.

However, have you made any progress with Charles/planning in allowing our "late entry" into the MIR process?

We also urgently need an answer from planning on the high pressure gas main that runs north-south to the west of Oxton and the extent of the "building exclusion zone" around it for our survey.

Kind regards, [REDACTED]

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## LOCAL DEVELOPMENT PLAN – OXTON AND CHANNELKIRK SUBMISSION

To gather opinions and views of the community, the Community Council has completed the following:

### **Drop-in Session held in the village hall on Saturday 23<sup>rd</sup> March 2019.**

Ahead of this session, a written outline explaining the purpose and process of the creation of a Local Development plan was circulated to residents via email, social media and hard copies on the noticeboard and within the shop. At the session copies of this were available plus [REDACTED] were there to answer questions and provide further information where possible.

As part of this session I invited people to select 'preferred proposed sites for development'. They were asked to rank their preference from 5-least to 1-most preferred. In addition to this a comment sheet was used to capture additional further points for immediate and future consideration for the local development.

An estimate of 70 residents came to this drop in session.

A summary of the session is:

The majority of the people who would be directly impacted on having a development beside their property were against a development site. This is a natural bias, which people empathise with. This is reflected in the survey of preferred options.

A small number of people said that Oxton and Channelkirk is big enough already.

There was a strong agreement that any future development should be directly adjacent to the existing village boundary. There should not be a creation of a separate 'settlement' fields away.

All theoretical sites have, environmental, utility and infrastructure challenges to be looked at and even before that there will be the desire of the existing landowners to want to sell the land for development to be ascertained.

There is a will that if Oxton and Channelkirk is to expand and develop to this extent that we should facilitate, support and pursue the following:

#### **School/Hall/Shop**

Can we consider and re-look at a 'Hub' accommodating these within one facility

We must use the opportunity to secure developer contributions to go into a pool to help protect the school in the future by way of upgrading existing or providing a deposit towards a new one

#### **Utilities**

Gas and Broadband can we negotiate with suppliers' new opportunities

Would the utilities cope with the increased demand this volume of housing and people would place on them

**Roads & Paths:** must be reviewed and developed to incorporate the future development and enhance the existing paths, pavements, roads and lighting

A survey was completed during the morning. People were asked to rate the potential sites adjacent to the existing village in an order of preference. The results are shown below (this should be read with the attached map):

	Site	A	B	C	D	E	F	G	H	I	J	K
<b>Preference</b>												
<b>5- least</b>												
<b>1-most</b>												
<b>5</b>		11	1	4	4		2	2	4	5	-	-
<b>4</b>		2	-	1	-	1	1	-	1	-	-	-
<b>3</b>		-	4	-	2	4	-	2	2	-	-	-
<b>2</b>		-	4	-	4	3	-	3	4	-	-	-
<b>1</b>		1	1	-	11	1	-	8	-		-	-

### COMMENTS GATHERED

- New Paths/Pavements (around Netherhowden)
- Explore installing gas into the village as part of the plan
- A68 junction is inadequate as is
- No of house planned is too man for village and any A68 access. Smaller number overall with greater number of affordable houses
- Huge need for mains gas – at present residents can’t access dual-fuel deals and are held to ransom by LPG companies
- Bus access must be protected
- Need for road capacity to be considered – bridge at Netherhowden too narrow
- Netherhowden road too narrow for increased traffic.
- Infrastructure may not cope with increase



### FACEBOOK POLL

After the Drop in Session a poll was created on the Oxton and Channelkirk Community Page. This page is a closed group and has 426 members.

This poll remained open until Saturday 6<sup>th</sup> April to allow time for people to respond.

The results of the poll are shown below



<input checked="" type="radio"/>	Site D		
<input type="radio"/>	Site A		
<input type="radio"/>	Site C		
<input type="radio"/>	Site J		
<input type="radio"/>	Site E		
<input type="radio"/>	Site H		
<input type="radio"/>	Site I		
<input type="radio"/>	Site F		
<input type="radio"/>	Site K		
<input type="radio"/>	Site B		
<input type="radio"/>	Site G		

## SUMMARY

Although the polls have been conducted in slightly different ways, the preferred site based on the responses of approx. 100 residents would be Site D. (Map used is attached). This is currently the field described as Luckencroft.

This gathering of comments and opinions has been done informally and by using 2 mediums there may be some double counting. There will also be personal bias from residents who live immediately adjacent to any of the potential sites.

From conducting this and taking time to understand more about the purpose and also proposed sites it is clear that any of the sites comes with their own challenges.

**Gas Pipe** – We have now been able to ascertain that it is likely that the distance between a residential building and that pipe is 17m. A road could be constructed over it.

**Roads and pavements-** There are challenges with the existing roads that are undesirable or would need altered.

The junction at Main Street and the width of The Loan with its ability to cope with additional traffic. However, if the landowner of site E would be willing to sell all/part then a new road could be built to Luckencroft?

There is lack of sufficient pavement at the junction at Netherhowden. There may sufficient verge to be able to complete a safe pavement connecting this site to Station Road.

**Sewage and water waste** – Would the capacity of the burn cope with the increase.

### **FUTURE OPPORTUNITIES**

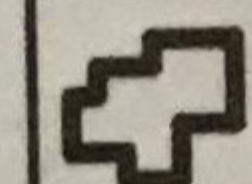
To keep the village thriving any development should be contained within the village itself and not a separate settlement.

There is a desire to maximise on future developments by 'putting on the table' in the future the potential opportunity to incorporate a combined School/Hall/Shop – A Hub. This was considered 10 years ago and the village by a tiny majority voted against it. However, this is a new era and we would be keen to explore this again.

Scottish Borders Council  
Adopted Plan  
**Oxton**  
Scale 1:5,000

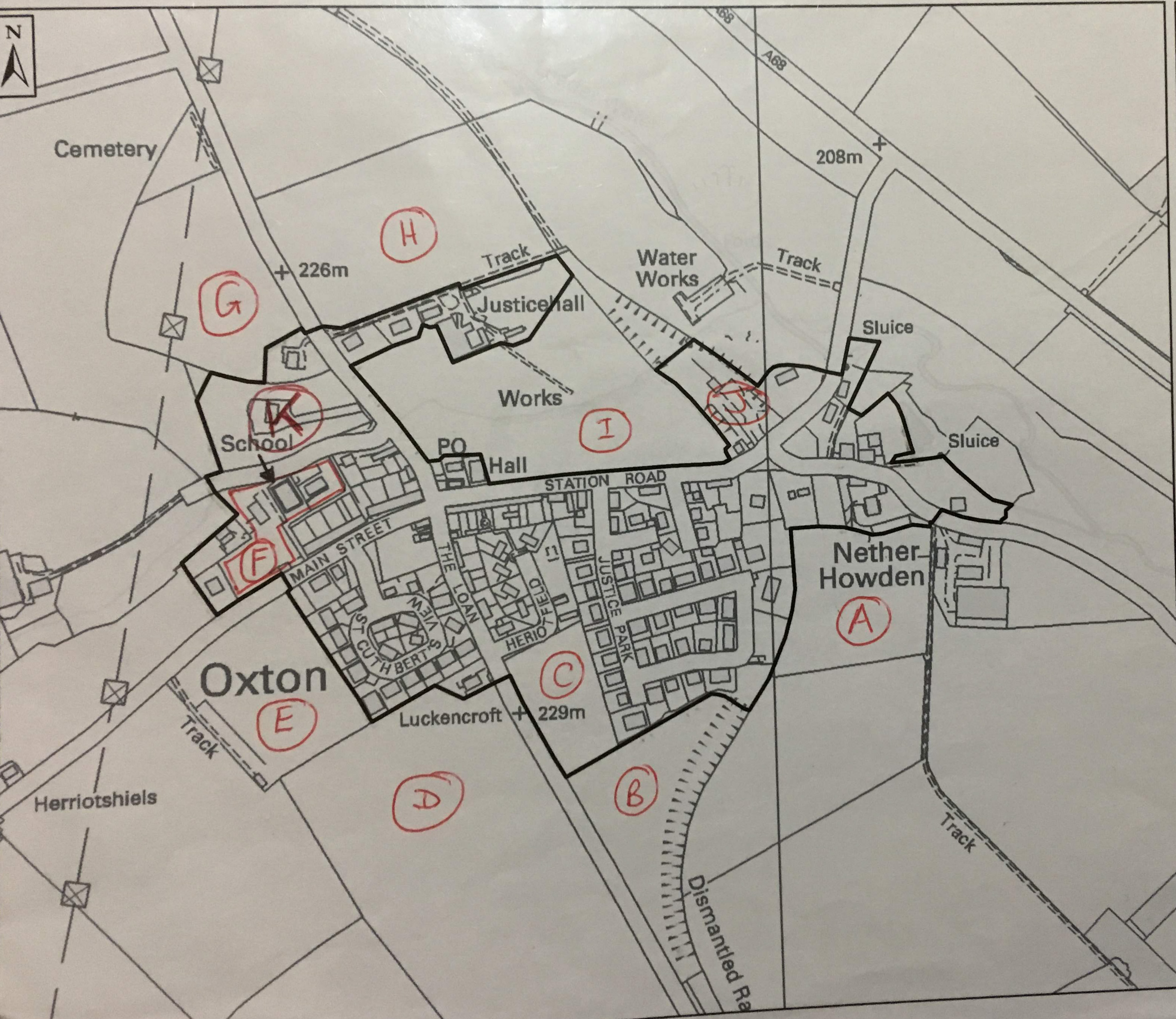
**Key**

Policy Boundaries Full Policy Index

 Development Boundary (G8)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

FIRST  
PASS



For further information, including help reading this document, please contact:

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