

# SETTLEMENT PROFILE

## OXTON

This profile should be read in conjunction with the relevant settlement map.

### DESCRIPTION

Oxton is located almost 5 miles north of Lauder just off the A68(T). The population of Oxton according to the 2001 Census is 270. It is located within the Northern Housing Market Area, and outwith the Strategic Development Areas as defined in the Strategic Development Plan.

### PLACE MAKING CONSIDERATIONS

The character of Oxton is established by its clustered form and countryside setting. It is situated in the upland valley of the Upper Leader. The Leader Water to the east is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The centre of the village of Oxton is focused on the crossroads where The Loan, Station Road, Main Street, and the unclassified road that leads to the A68 all meet. Along Station Road on the north side, a stone wall separates the village from the fields to the fore of Justice Hall, which in themselves form an attractive outlook for the village. The village sits above the A68 with pleasant views outward to the surrounding countryside and especially towards Addinston Hill.

Traditional properties within the village tend mainly to be terraced, built to the back of the footpath and step into the landscape. Two storey properties dominate on Station Road whilst on The Loan and the Main Street a mixture of single to two storeys exist. Sandstone, whin, harl and slate are the main building materials that feature within the centre of the village.

The Plan provides one housing allocation to the north east of the village off Station Road. The Plan also identifies the Heriot Field Play Park for protection as greenspace.

Development to the north and east of the settlement will be resisted where it would have significant effect on the international nature conservation value of the Leader Water or impact on the countryside setting of the settlement as viewed from the A68 trunk road.

### INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

A contribution towards Earlston High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

Oxton falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

With regards to Waste Water Treatment Works, Oxton currently has sufficient capacity. In respect of the local water network, developers may be required to contribute towards upgrading to enable development.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS




### HOUSING

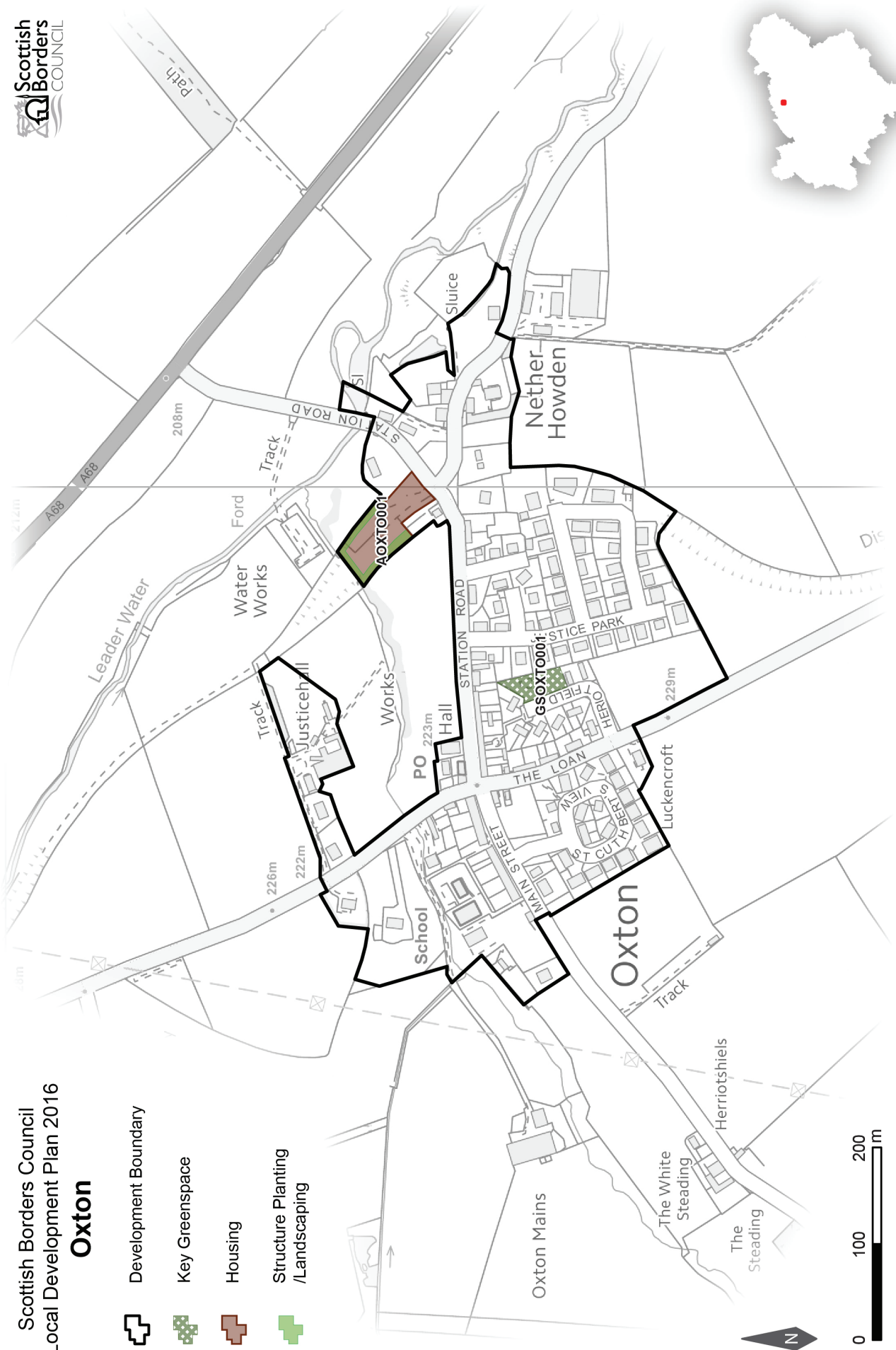
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AOXT0001	Station Yard	0.5	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access from the road to the south (Station Road) including improved pedestrian linkage</li> <li>• Create structure planting/ landscaping on the boundaries of the site to contain it, screen development from the A68 and frame development. The mature trees on site to be retained. The long term maintenance of the landscaped areas needs to be addressed</li> <li>• Evaluation and mitigation of moderate biodiversity interest, including potential impact on the Leader Water, Tweed Special Area of Conservation</li> <li>• Consider the need for a topographic survey to determine site levels and following this a flood risk assessment and appropriate mitigation may be required, because of the culvert under the site and, additionally, consider the potential for culvert removal and channel restoration.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXT0001	Heriot Field Play Park	0.2

Scottish Borders Council  
Local Development Plan 2016  
**Oxton**

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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