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**From:** [REDACTED]

**Sent:** Sat, 23 Jan 2021 13:42:02

**To:**

**Subject:** Objection to HOUSING ALLOCATION AGALA029

**Sensitivity:** Normal

**Attachments:**

[REDACTED]

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**CAUTION:** External Email

Please see attached document and photographs to illustrate my objection to **HOUSING ALLOCATION AGALA029**.

Regards

Lindsay Craig

[REDACTED]



23/01/2021

To whom it may concern,

## **PROPOSED LOCAL DEVELOPMENT PLAN 2020**

### **OBJECTION TO HOUSING ALLOCATION AGALA029**

I would like this allocation to be removed from the local plan for the following reasons -

#### **Effect on Abbotsford and its designed landscape**

This site and a proposed housing development on it have now been rejected at four separate public enquiries due to the effect development would have on Abbotsford House and its designed landscape.

As the first example of the Scots Baronial architectural style it is imperative that not only the actual house but its wider setting and designed landscape is protected from any further development that could conceivably destroy that unique setting.

The Borders Designed Landscapes Survey (Peter McGowan Associates) states that -

*“The gardens, policy woodlands and riverside park close to the house of very high quality and the whole landscape is iconic and of outstanding national significance.”*

The views from within this iconic landscape are just as important as the views of it from outside.

In 2007 the Local Plan Enquiry held that -

*“The major tree belt along the river cannot be relied upon to provide an effective screen, either at present (in winter conditions and from higher elevations) or in the future (at all times and from lower as well as higher elevations)”.*

The 2015 Local Plan Enquiry concluded that they -

*“did not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape.”*

I attach recent photographs taken from in front of Abbotsford House. The Netherbarns site can be clearly seen through the trees on the far bank, including the higher parts of the higher field. A modern housing estate on this site would be easily visible in winter and would be more obtrusive from the higher levels of the house itself and from the designed landscape.

The tree belt on the far river bank has suffered damage during winter storms over the last ten years and if significant gaps were to appear building on the proposed site would be visible all year round.

The developments and investment in creating a quality visitor attraction to bring tourists and also local visitors would be essentially wasted by the addition of the Housing Allocation **AGALA029**.

Designating this site for housing directly contradicts Proposed Local Development Plan Volume 1 paragraph **4.6**.

### **Increased traffic**

Netherbarns and Kingsknowes are outwith easy walking distance from shops, schools, employment sites and other services. The bus is expensive, infrequent and inconvenient. Development at this site will inevitably lead to an increase in daily car journeys and an increase in the morning rush hour congestion at the Kingsknowes roundabout. In addition, these journeys are necessarily short and most will be on a cold engine thus increasing the levels of air pollution in the short term. This will impact on those children who do walk to school from the current housing and thus could contribute to lifelong negative health outcomes.

This allocation contradicts volume 1 para **8.3** and policy **PMD1** in that it will directly lead to increased use of private cars.

This allocation is also at odds with the Council's declaration of a climate emergency.

### **Need for additional allocation**

There is no evidence of any need for this allocation. Appendix 2 para **4.9** points out the lower level of completions since the 2008 recession due to lack of developer and mortgage finance. This problem is only likely to be worsened by the economic effects of Covid 19 and Brexit, which are also likely to further reduce demand.

Yours sincerely

Lindsay Craig





