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From: [REDACTED]

Sent: Sat, 16 Jan 2021 17:16:53 +0000ARC

To:

Subject: Objection to proposal AGALA029 Netherbarns

Sensitivity: Normal

CAUTION: External Email

Dear Sirs

I am writing to register my objection to proposal **AGALA029 Netherbarns** in the Local Development Plan.

As a general point, I am astounded that you would contemplate doing anything that would potentially have a negative impact on one of the major tourist attractions in the Scottish Borders and one into which you have invested so heavily in the past. Your decision is therefore perverse. Abbotsford supports many jobs in the key tourism industry and also offers many volunteering opportunities which build a strong sense of identity and self-worth within the Borders' community

Some of the statements made by you require to be challenged as follows.

Firstly you appear to be working on the premise that Abbotsford is a "summer only" attraction when this is very far from the actuality. The historic apartments were opened throughout December this year and it is my understanding this will become the norm as the Trust tries to compensate for the drastic loss of revenue over 2020. Therefore your comments on trees providing cover fall, much like leaves in autumn.

The Visitor Centre and the estate remain open throughout the year, drawing tens of thousands of visits a year with many enjoying the peace and tranquillity of the new footpaths the Abbotsford Trust has invested so much in recreating according to Scott's plan. The primary routes on this network would be adversely impacted by their rural feel being destroyed. Personally, I very much value the peace and solace I find in the Abbotsford estate, particularly as the ashes of my late wife are scattered on the Haugh there, close to the river and directly across from the development site. I am therefore a regular visitor at all times of year.

The Hope-Scott wing is open all year round attempting to attract visitors to its unique self-catering offer, which includes the House in its setting of the estate Scott laid out and created. The appeal would be adversely impacted by looking out over a modern housing estate and would therefore be likely to reduce the economic benefit of this outstanding attraction that has had so much invested in it.

The problem with your reliance on the existing mature trees to provide cover is that, as I am sure your experts in this field are totally aware, mature trees have a natural lifespan or can be subjected to diseases. This could result in trees falling naturally or having to be reduced or felled thus opening up the proposed Netherbarns housing to even more open views from the opposite bank and, crucially, from Abbotsford itself. Following its own recent exercise of having trees on its own estate professionally checked, and being responsible for the maintenance of trees on the Netherbarns side of the river too, the Trust is keenly aware of the problems that will be faced now or in the near future on that bank. Self-evidently, new plants of trees would take decades to even start providing cover.

What is particularly appalling is that you are contemplating giving the green light to the development of the housing estate to start this year when, as a result of 2021 being the 250th anniversary of Scott's birth, there is going to be a

concerted international campaign to highlight the life of the man himself and the house and estate he created. The timing could not be worse and the decision appears to have been taken without any consideration of this. Living in Clovenfords, I am well aware from the time of the Barratt development of the disruption and the visual and noise pollution created by the heavy machinery such as bulldozers and diggers does cause. That people attracted to Abbotsford for the 250th anniversary events should be subjected to this just across the river is untenable.

I trust that to avoid a negative impact on one of the most important tourist attractions in the Scottish Borders, and the recreational opportunities it affords for visitors and locals alike, you will now reverse your decision.

Yours faithfully

Norman Allan

