

**Archived:** 18 January 2021 11:52:53

**From:** [REDACTED]

**Sent:** Sun, 17 Jan 2021 15:29:55 +0000ARC

**To:**

**Subject:** AGALA029, Abbotsford/ Netherbarns

**Sensitivity:** Normal

**Attachments:**  
[REDACTED]

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CAUTION: External Email

To Forward Planning Team, Scottish Borders,

I attach a letter stating my objections to the proposed plan.

Yours faithfully,  
Sheila Judson

Sent from [Mail](#) for Windows 10



16<sup>th</sup> January 2021

Scottish Borders Council  
Forward Planning Team  
Council Headquarters  
Newtown-St-Boswells  
Melrose, TD6 OSA

Dear Councillors,

**Re. Proposal AGALA029 Netherbarns**

**Planning permission for housing development opposite the Abbotsford Estate.**

I am utterly dismayed at the proposal for a housing development on the bank of the Tweed opposite Abbotsford House. I am no doubt that this would seriously detract from the present extremely beautiful landscape and interfere not only with the beauty of the place but with the ambience of this Historic house and estate which is of national and international significance.

The careful restoration of the building, completed in 2013, when the house was reopened by Her Majesty The Queen was supported by many public bodies and Trusts apart from individuals. Tens of thousands of people have visited it annually since. These visitors appreciate not only the house and its magnificent interior which is of such cultural significance but also the whole landscape which Sir Walter Scott himself loved. Abbotsford is a place of great historical value and cultural enrichment.

Abbotsford House, being a Grade A Listed Building, means that the character of its setting is relevant. In addition, the estate is listed in Historic Environment Scotland's the 'Gardens and Designed Landscape in Scotland'. These designations cannot be disregarded lightly. There is no doubt in my mind that the latter designation includes the views and pastoral scene across the river bank.

Once development occurs that changes the unique characteristics of a special place like Abbotsford, what has been lost is irretrievable.

The proposed housing development on the opposite bank of the Tweed would cause such a loss. Although deemed relatively small, the housing is aimed at the higher end of the market. Families and all the light, noises and movement that would be connected would only grow. Developers have a habit of lodging further planning proposals once one has been accepted so the built area could grow considerably. While the developers have claimed that a screen of trees would protect the Abbotsford Estate from views and a presence that would be deleterious, I consider it highly unlikely that their claim would in fact hold up. The area designated for this is very narrow. Trees die or need to be felled if mature and anyway all deciduous trees loose leaves in Winter. Conifers would be out of character and inappropriate. What is proposed is highly unlikely to shield the estate from a negative result of any building.

I strongly object to the development proposed and very much hope that this proposal will be refused. I urge you not to give consent.

Yours faithfully,

Sheila Judson