

From: David Maxwell Scott [REDACTED]
Sent: 15 January 2021 14:32
To: localplan <localplan@scotborders.gov.uk>
Subject: AGALA029 Netherbarns Building Proposal

CAUTION: External Email

Dear Sirs,

I should like to record an objection to the **AGALA029 Netherbarns Building Proposal** as set out in the Local Development Plan.

Abbotsford House is one of Scotland's treasures. I would argue that there are three elements that are key to the success of Abbotsford as a successful tourist attraction, community centre, and employer. They are:

- The Walter Scott connection
- The house and its contents
- The setting

If any of these elements are degraded the potential for Abbotsford to continue as a successful tourist attraction, community centre, and employer will be damaged.

It is important to recognise that residing, as it does, beside the Tweed in outstanding unspoiled countryside, Abbotsford's setting is a major contributor to the overall value of 'Brand Abbotsford'.

The proposal to build homes on the Netherbarns site will spoil the setting, and therefore tarnish 'the brand' and so be detrimental to the Abbotsford 'business'.

I understand that there is a belief that by planting more trees between the proposed housing and the Tweed, it will create a complete screen and therefore not spoil the setting. This is a mistake because Abbotsford and its grounds are in use, in various ways, all the year round. The proposed housing (and its lights) would thus be visible for much of the year. If, however the screen were to be of such density as to hide the housing and its 'services', it would indubitably spoil the attractive landscape which has always faced Abbotsford from across the Tweed.

I understand that in the past similar proposals to build homes at the same Netherbarns site were rejected. I do not understand why conditions have now changed so much as to merit a change in policy. The statistics provided by your study indicate that the local population is only forecast to grow by an insignificant amount. So, what could be the reason?

[REDACTED] and may therefore be holding the views expressed above for aesthetic reasons. This is true. But please remember that Abbotsford is no longer a private house. It is one of The Borders unique tourist businesses. If the Netherbarns Building Proposal is allowed to go ahead it will be an irreversible degradation to Abbotsford's unique appeal. When a tourist business such as Abbotsford exists, as it does, for cultural and historic

reasons I would point out that the aesthetic and commercial elements are inextricably conjoined.

So, may I ask you please to reject this proposal.

Yours sincerely

David Maxwell Scott

