

[REDACTED]

From: [REDACTED]
Sent: 20 January 2021 22:09
To: localplan
Cc: [REDACTED]
Subject: DEVELOPMENT PLAN 2020 OBJECTION TO HOUSING ALLOCATION AGALA029

CAUTION: External Email

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, predominantly due to the effect development would have on Abbotsford House and its designed landscape.

Abbotsford House was the first example of the Scots Baronial architectural style and it is therefore important that not only the actual building, but its wider setting is protected from any further development that could 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 found 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)”. Since that enquiry the tree belt has continued to age and is damaged every year in winter storms.

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.”

Any structures built on the higher parts of the allocation site would be visible from the upper stories of Abbotsford and from the surrounding designed landscape over the tops of the remaining tree screen.

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

Progression with this is likely to have detrimental effects on visitor numbers to Abbotsford and surrounding area which will affect other local businesses too in the longer term.

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 lead to an increase in daily car journeys and an increase in the morning rush hour congestion.

This allocation contradicts volume 1 para **8.3** and policy **PMD1** in that it will directly lead to increased use of private cars. It is also contradictory to 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 financial problem will be worsened by the effects of Covid 19 and brexit.

please acknowledge receipt of this objection

Katherine Masterson

