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**From:** [REDACTED]

**Sent:** Wed, 20 Jan 2021 13:15:46

**To:**

**Subject:** Ref - LDP2 consultation/AGALA 029 / Netherbarns

**Sensitivity:** Normal

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CAUTION: External Email

We would like to object to the proposed Netherbarns Galashiels housing development .

As can be clearly seen from the photo taken from the Southern Upland Way , map ref 498348 , looking south east over the proposed building site to Abbotsford House, the development would partly block the view of Abbotsford from the Southern Upland Way and would be clearly visible from the river paths and House.

When the development was rejected by the Scottish government enquiry in 2015 the £15 million development of Abbotsford and its grounds had just started. Visitor numbers to the house were around 40,000 and work had barely started on the complex landscaping and paths system. YET, in 2015 the Netherbarns development was rejected.

TODAY ,the new railway is attracting huge numbers to Abbotsford so that paying visitor numbers have almost doubled .Hundreds of thousands of daily visitors now use the new Tweed and woodland paths each year .Indeed they have been a vital rural lung providing an escape from the stresses of the pandemic for all ages .

The visually attractive visitor centre is up and running .Holiday accommodation in the house seems very popular. Almost all the facilities are now All Year Round .

SO If the Netherbarns development was not appropriate in 2015, before all the tourist developments, how can it possibly be appropriate in 2021 ?

A new two storey development at Netherbarns ,similar in design and bright white colouring of the Ballantine scheme on the other side of the A7, will stand out like a sore thumb in the landscape and would obviously blot the view from either side of Abbotsford as well as bringing noise pollution to Sir Walter Scott's rural idyll.

Abbotsford ,and its environs, is the Jewell in the crown of the multi million pound Borders tourist industry and was instrumental in attracting the Tapestry to Galashiels.

TAPESTRY————> Abbotsford —————> MELROSE/Eildons

So the short term gain to the Borders Council of a few thousand pounds tax per house will inevitably lead to the long term pain of further urban sprawl and the destruction of Sir Walter Scott's heritage and related jobs and income .

Thanks for reading our submission.

Alan and Mimi Paterson

[REDACTED]

Netherbarns and Abbotsford House from the Southern Upland Way

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