

From: [REDACTED]
Sent: 21 January 2021 19:29
To: localplan
Subject: 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 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 imperative that not only the actual building, but its wider setting is protected from any further development that could conceivably 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 of outstanding national significance are just as important as the views of it from the outside. These views will be spoiled by a dense modern housing estate which will be fully visible during the winter months and partially visible during the summer months.

In 2007 the Local Plan Enquiry decided 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 has suffered storm damage.

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 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 goes against the stated aims of the plan at volume 1 paragraph **4.6.**

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