

Response ID ANON-VDDE-RPTM-6

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on **2021-01-20 12:21:29**

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Margaret Watson

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

Address line 3:

[REDACTED]

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

LDP2 is based on incorrect information

The LDP2 is based on incorrect advice in the supporting Full Site Assessment of the Netherbarns site (page 252). It states:

"These proposals confirm the site will not be visible from Abbotsford House during the Summer months and in the Winter months (when Abbotsford House is closed to the public) photomontages have shown that only fleeting views of very small parts of the site could be seen, but proposed housing (i.e. this would be a low density development of 45 units) would not be located within these visible locations"

This is incorrect for the following reasons:

a) It ignores the fragility of the mature tree screening on which the proposal is dependent, and which was made clear in Abbotsford's MIR objection of Feb 2019. This is based on professional advice received by the Trust with regard to management of the screening woodland in the Trust's ownership. It is highly likely that sight lines to the development will be created as mature trees fall naturally or are felled as part of active woodland management.

b) It is incorrect to state that Abbotsford is closed in winter, and misleading to suggest by this statement that visits to Abbotsford in the winter are negligible:

Abbotsford is now open annually in December.

The Visitor Centre has been open all year round since 2014.

Restoration of Scott's paths in 2018 has led to increased visits to Abbotsford's estate all year-round.

A 'people counter' sited on the paths at Abbotsford (from summer 2020) recorded 13,000 visits in December 2020 alone, and 84,000 visits since it was introduced in mid July 2020.

30% of November & December visits are from dusk when lights from Netherbarns would be particularly visible through the thin tree cover.

In addition would the other stately homes be pleased if planning permission was given for houses to be built within their view? For example, Bowhill, Floors Castle.

Do you wish to submit supporting information?

Submissions:

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Where would you like to go now?

Submit your response to the consultation (Exit)