

with a map showing how to access the site from the riverbank. Therefore, this makes FROGGATT's concern about the track access irrelevant.

3. Lastly, I note he has ended his representation by making an untrue and defamatory allegation that I have '*broken Covid regulations by crossing the border during lockdown to attend the site (See my previous correspondence)*'. Unfortunately, he has done his utmost to derail this venture from the outset. He has no sensible, reasoned objections so has resorted to defamation instead. His allegation is false and shows his ignorance of the Covid Regulations put in place during the pandemic. His comments are vexatious, defamatory and bear no relevance to my application. He simply dislikes my presence at my site and has gone out of his way to make life difficult.

As the Tweed Trail is likely to significantly increase tourism, I envisage my venture will benefit the local community by creating jobs (two) and increasing the availability of accommodation. Also, the owners of restaurants, bars and shops will see an increase in their revenue from the additional tourism.

It appears that FROGGATT and others have not considered the benefits to the local community that this proposal brings.

Due to changes in planning law which came into effect on 1st April 2021, I am allowed to convert the existing agricultural building already present on my land into a maximum of 5 houses WITHOUT the need for planning permission, as it would fall under the new class of permitted development (Class 18B The Town and Country planning (General Permitted Development and Use Classes) (Scotland) Amendment Order 2020).

Converting the building into houses would cause some disturbance to neighbours with construction work continuing for months. It would also change the landscape forever. Lastly, it would have no benefit to the community in terms of tourism which is a main focus of Scottish Borders Council's development plan.

My proposal will bring nothing but benefit to the area.

Christopher L. Brass LL. B (Hons)

(Appellant) 20th January 2022