

Comments for Planning Application 21/01422/FUL

Application Summary

Application Number: 21/01422/FUL

Address: Land At Haughhead Farm And Steading Building Innerleithen Scottish Borders

Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses

Case Officer: Carlos Clarke

Customer Details

Name: Dr Daniel Davis Wood

Address: 54 George Street, Innerleithen, Scottish Borders EH44 6LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access

Comment: In principle, I would support this application; it is important that the site be rejuvenated and the proposed plan seems acceptable. However, I am concerned about the impact on the two public rights of way mentioned in the list of constraints, and I would withhold support until the application gives a statement of the impact of the development (intentional or otherwise) on these routes.

At present, my understanding is that one of the two routes runs directly from the gate at the south end of the bridge up to the back road, directly between the two buildings. The plans indicate that this route would be covered over and sealed by a new driveway and parking spaces to be shared between the residents of the farmhouse and the steading.

With regard to the other route, leading down to the Tweed, it is currently unclear how the development would affect access. Importantly, however, as this route facilitates public access to the river, it is not only an existing right of way (ie. a convenient means of going from A to B) but also a right of way that enables members of the public to exercise their rights under the Outdoor Access Code, which protects access to rivers and riverbanks. If the development does impact on this right of way, members of the public who are exercising their Outdoor Access rights will be pushed to seek an alternative means of access to the Tweed on its south side, whether over another part of the land belonging to the developers or over neighbouring land. The application should take steps to address this possibility, either by providing written assurances that rights of way will not be impacted, or by considering alternative provisions to any anticipated impact.

Since the application is otherwise quite specific about the planned arrangements, including outlining the domestic situation of the residents, it is striking to see no mention made of how the

development would impact public rights of way. A thoughtful assessment of possible impacts would be much appreciated.