

Fiona Henderson
Democratic Services Officer
Democratic Services
Resources
Council Headquarters
NEWTOWN ST BOSWELLS
TD6 0SA

Dear Ms Henderson,

Planing ref. 21/00739/PPP

Appeal ref. 22/00008/RREF

I am writing to reiterate my previous concerns expressed as part of the original objection to this proposal, which still stand. I would be grateful if those comments made could be reviewed in detail again when considering this appeal. From reading the Review Statement the reasons for the refusal of the initial application as expressed by the Planning Officer have not been satisfactorily or materially addressed.

I also wish to make the following additional comments:

1.4 The A1107 does not 'run along the southern edge of the site'. The southern edge of the site is a single track, pot-holed, adopted road with no passing places. It is extensively used for farm traffic.

2.1 The Planning Officer's decision to refuse stated that the proposal "*would not relate sympathetically to the character of the existing building group*" and that it would not "*respect the scale, siting and hierarchy of buildings within the group and would degrade its strong sense of place.*". The current settlement of farmhouse, steading and farm workers cottages form a cohesive historical group situated in a hierarchy that could be nothing but spoiled by the addition of two new houses close to, and topographically higher than, the existing dwellings.

4.2 National Planning Framework 4 seeks to 'encourage development that helps to support, sustain and grow rural areas' - Old Cambus is a hamlet with literally no infrastructure, not even a passing bus along the A1107. It is hard to see how the addition of two new houses will in any way achieve those goals, not least because a car is required to access even the most basic services. Indeed the nearest village, Cockburnspath, is crying out for new houses to attract local families to support the single, volunteer run community shop and small primary school. I understand this village has already been identified in the LDP for growth, which seems entirely reasonable and desirable. Even then it should be noted that the nearest GP facility is over 15 miles from Cockburnspath and over 10 miles away (by car only) from Old Cambus.

4.5 The assertion that TD Trees 'does not operate any processing activities' at West Mains, nor that 'no such operations' take place there 'in our view' is wholly false and deliberately misleading.

Thank you for taking these points into consideration, along with my previous objection dated 09/06/21.

Yours sincerely,

Caroline Tempest