

## **CAAG COMMENT ON THE GMC DEVELOPMENT ON TWEEDMOUTH QUAYSIDE SEPTEMBER 2021 UPLOADED ON TO NCC PLANNING PORTAL**

The Tweed estuary is a Site of Special Scientific Interest (SSSI). CAAG members trust that experts will determine that the construction methods and disposals as outlined will not impact on the water quality which, if detrimental will in turn impact adversely on the marine life for some considerable time. The dolphins are a tourist attraction. It is acknowledged that the work on the Stone Quay could justify public benefit but is likely to be for resident use only.

CAAG agrees that appropriate development of this area will enhance a derelict site. The group notes that it is true that “the site is of limited prominence within Spittal, Tweedmouth and visible at a considerable distance from the North bank of the River Tweed”. The former will certainly not be the case if this development is given planning permission in its present format especially if the present heights are permitted. It will be the tallest building in the Berwick area. It will also have an adverse impact on the historic Lifeboat Station. The gap in the development is not to enhance the view but because of the location of a sewer. It is also of concern that a precedent may be set. This would be of concern because of the eventual development of the land at Spittal Point

Berwick is justly proud of its Elizabethan Town Walls. At present their impressive strength can be viewed without obstruction from the Tweedmouth/Spittal side of the river particularly along Dock Road. This will no longer be possible if this development in its present format is permitted. Views of Spittal down river would similarly be obscured. Concerns were expressed that with the topography of Dock Road this development would cause a tunnel effect.

The height comparisons as used in the Heritage Statement are not a true reflection as these buildings are situated on the Walls and are therefore set back from the quayside masking their height and potential dominance. However, flooding of the site in recent times suggests that despite raising the ground floor level it is insufficient to prevent flooding of that area

It is agreed that while this application is not as oppressive as the first scheme the design reflects more the quayside of Amsterdam than that of Elizabethan Berwick. The quantity of glass could lead to light pollution. It is noted that the main windows face north and those at the south will be overshadowed by the trees in the Goodie Patch. It is further noted that the footprint leaves little room for landscaping.

CAAG objects to this application in its present format.