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charity**

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22 October 2026

Objection – 24/00247/FUL

Variation of Conditions 2 and 7 of 19/00182/PPP – Kingsmeadows House

APRS formally objects to this application because it fails to demonstrate compliance with current planning policy and statutory environmental protections, particularly in relation to the River Tweed Special Area of Conservation (SAC), ancient woodland and biodiversity.

This Section 42 application seeks renewal via Conditions 2 and 7 of a planning permission that has now expired. Officers will also be aware that the related applications 24/00030/FUL and 24/00031/FUL, proposing identical wording, were previously refused. Repeatedly revisiting the same issues, without new evidence or justification, represents an unjustified use of public resources.

Expired consent cannot override current policy

An expired permission cannot be used to bypass today's statutory protections. This application must be assessed against the planning policies and legal requirements currently in force, including NPF4 (particularly Policy 6 and Policy 3) and the Scottish Borders Local Development Plan.

Historic assumptions cannot be allowed to weaken the stronger environmental safeguards now embedded in planning policy, particularly in response to the climate and nature emergencies.

Unacceptable environmental risks

The proposal would introduce an access road through what has now been confirmed by the statutory agencies as ancient woodland and development beside the River Tweed SAC, creating significant risks of habitat loss, ecological degradation, pollution and impacts on protected species.

APRS (Action to Protect Rural Scotland)
www.aprs.scot

The applicant has not provided evidence to demonstrate that these impacts have been properly assessed, avoided or mitigated, nor that the integrity of the SAC and ancient woodland can be protected.

Failure to deliver biodiversity enhancement

Condition 7 recognises the designed landscape, including its extensive woodland, as an integrated whole. Ancient woodland is an irreplaceable habitat whose ecological and landscape value depends on its continuity and integrity. Allowing separate management of different areas would fragment that landscape and undermine the purpose of the condition.

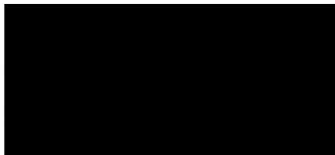
The application also fails to demonstrate the biodiversity enhancement required by NPF4 Policy 3, which requires development to enhance biodiversity, strengthen nature networks and incorporate nature-based solutions where possible.

Conclusion

The fundamental concerns that led to previous refusals remain unresolved. The applicant has not provided the evidence needed to justify approval under current planning policy or environmental law.

APRS therefore urges Scottish Borders Council to refuse application 24/00247/FUL.

Yours sincerely,



Kat Jones,

Director, APRS