

# Darnick Village Development Trust

## Scottish Borders Council’s Local Development Plan - Darnick

The following information has been prepared by the DVDT to inform villagers who may wish to respond to the Local Development Plan (LDP) in relation to proposals for Darnick. **The deadline for any representations to SBC is 25 January 2021.**

The LDP sets out land use proposals and planning policies which are intended to guide development and inform planning decisions within the Scottish Borders over the next ten years. It includes a **development site at Darnlee** and suggests **"there is potential in the longer term to expand the village to the west of Darnlee."**

In this leaflet you will find the following information:

- Proposed development site at Darnlee (ADARN005)** ..... 1
- Potential long-term expansion to the west of Darnlee** ..... 1
- Greenspace**..... 2
- Considerations**..... 2
- Local Development Plan Process** ..... 2
- Further Resources:** ..... 3
- How to make representations to the Council:** ..... 3
- Appendix A: Extract from Local Development Plan** ..... 4

### Proposed development site at Darnlee (ADARN005)

The proposed site is to the south of Darnlee on Abbotsford Road and has an indicative capacity of 10 houses. No planning application has been submitted.

### Potential long-term expansion to the west of Darnlee

Scottish Borders Council are unable to expand about the exact location of this land beyond the terminology given in the LDP. With reference to the attached map, the only undeveloped land to the west of Darnlee is the community woodland, ‘Big Shunter’s Wud’, which is rented by a Trust from SBC.

The LDP explains that “such ‘longer term’ sites are not formal allocations within the LDP. They identify where settlements may be extended to in the future. In many instances, further detailed assessments will require to be carried out prior to them being formally allocated. There are no timescales as to when these may become formal allocations. They may be released when considered necessary within a future LDP.”

## Greenspace

“Wee Shunter’s Wud” between Lye Road and Broomilees Road, is the only Key Greenspace identified within the village. In recent years there have been developments at Waverley Gardens, Gilroy Gardens and Coatburn Green which have contributed to the loss of green/open space within the village.

## Considerations

DVDT had planned to host an information evening to allow people to discuss the LDP however this is not possible with the current restrictions due to Covid, which has reduced the ability of communities to effectively collaborate and engage in discussion.

### **Matters for discussion would have included the potential impact of either scheme on:**

- Cumulative impact of development of infill spaces
- Community benefit of the existing open space and any negative impact of a change of use, e.g. loss of community woodland as a wildlife habitat and its importance as a recreation space, especially during lockdowns
- Loss of trees within and along site boundaries, with specific reference to concerns about the removal of trees at the Tweedbank developments. This is not only a climate issue, in terms of trees being critical in the take up of carbon dioxide, but it not being possible to replace mature trees in short periods of time
- Village approach/gateway and impact on the streetscape, number of houses, building style and materials in line with the character of neighbouring buildings etc
- Roads/traffic including access points, volume of traffic and parking which is already at a premium
- Expanding the village boundary to approach that of Tweedbank which would undermine the anti-coalescence policy that is meant to keep the settlements distinct
- Infrastructure e.g. increased demand for schooling and access to medical care

### **And the relevance of the development within/adjacent to:**

- Potential extension to the railway
- National Scenic Area
- Conservation Area and Listed Buildings
- Designated battlefield
- Comparison to development plans in Gattonside, Melrose and Tweedbank

## Local Development Plan Process

The purpose of the LDP is to guide land use development by setting out proposals and policies across a wide range of issues. Demand for housing in the Central Borders is one of those issues directly affecting Darnick, along with local transport and wider service provision.

### **From the LDP frequently asked questions:**

“Where a site is allocated for a particular land use in the LDP, this means that we perceive there to be no insurmountable issues to the accommodation of that specific land use on the site. In the event of a planning application being made for a proposal that would comply with the land use allocation (e.g. a

proposed housing development for an allocated housing site), we would anticipate being supportive of the proposal in principle. However, matters such as the specific layout of the site, the number, size and design of buildings, the relationship to surrounding properties and the accommodation of access and parking are all matters that would need to be addressed via the planning application.”

“The indicative site capacity is a broad figure which takes account of matters such as the site area and the densities of surrounding existing housing. However, this figure should not be considered as a definitive maximum number of units. This number may be increased/decreased when a subsequent planning application is submitted for determination. However, it is the prospective developer’s responsibility to show that the specific number of units proposed, including any increase above the indicative site capacity, can be accommodated acceptably in terms of the site’s size, layout, density, the design of buildings, the access arrangements and infrastructure, etc.”

### Further Resources:

The proposed Local Development Plan is at:

[https://www.scotborders.gov.uk/info/20051/plans\\_and\\_guidance/121/local\\_development\\_plan/2](https://www.scotborders.gov.uk/info/20051/plans_and_guidance/121/local_development_plan/2)

Volume One outlines the relevant planning policies whilst Volume Two describes the settlement profiles, i.e. the areas included for development.

### How to make representations to the Council:

SBC encourage you to submit representations on their Citizen Space tool

<https://scotborders.citizenspace.com/regulatory-services/ldp2-proposed-plan/>

and can also be made by email: [localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk) or in writing to:

Forward Planning, Council Headquarters, Newtown St Boswells, Scottish Borders, TD6 0SA

**The deadline is 25 January 2021.**

**If you would like to discuss your views or seek clarification on any of the issues raised above, please feel free to contact DVDT at the following e mail address.**

**DVDT email: [darnickvillage@gmail.com](mailto:darnickvillage@gmail.com)**

## Appendix A: Extract from Local Development Plan

# SETTLEMENT PROFILE

## DARNICK

HOUSING MARKET AREA Central		LOCALITY Eildon		POPULATION 397	
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### PLACEMAKING CONSIDERATIONS

The Darnick Conservation Area incorporates the historic core of the settlement which is organic in nature. Its buildings are arranged in informal groups providing constantly changing views to the Eildon Hills.

A strong impact has been formed by a number of buildings within the Conservation Area fronting directly onto the main street, as well as the use of traditional building materials and high standard of architectural detail.

The village is located within a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The distinct character and setting of Darnick is recognised. As indicated in Figure EP6a, Policy EP6 (Countryside Around Towns) seeks to protect the areas between Darnick and Melrose, and Darnick and Tweedbank from development in the longer term primarily to avoid coalescence of the settlements, thereby retaining individual character.

Two formerly allocated sites within the village at Broomilees Road and Chiefswood Road are now complete and have been removed from the Plan.

There is one area, Darnick Community Woodland, identified as a key greenspace.

The Plan provides a housing allocation within the western edge of the village.

### PREFERRED AREAS FOR FUTURE EXPANSION

With regard to Darnick's proximity to the railway station at Tweedbank and its prime location within the central housing market area, the settlement will be the subject of continued development pressure. There is potential in the longer term to expand the village to the west of Darnlee. Any sites for future expansion will require further detailed assessment during the next Local Development Plan review.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADARN005	Land South of Darnlee	0.8	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A planning brief to be prepared to include the principles of 'Designing Streets'</li> <li>• A tree survey to be undertaken of existing trees within the site to determine the ancient or veteran character of the trees. Retain and protect the existing boundary features and trees, where possible</li> <li>• Satisfactory boundary treatment to be provided</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely</li> <li>• The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded</li> <li>• High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area</li> <li>• Integration required with Broomilees Road with dwellings relating to both the parkland and the street</li> <li>• As well as vehicular access off the main street, a secondary access off Broomilees Road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required</li> <li>• Early engagement required with Scottish Water. The site has water environment considerations. Drainage Impact Assessment required</li> </ul>			

### KEY GREENSPACE

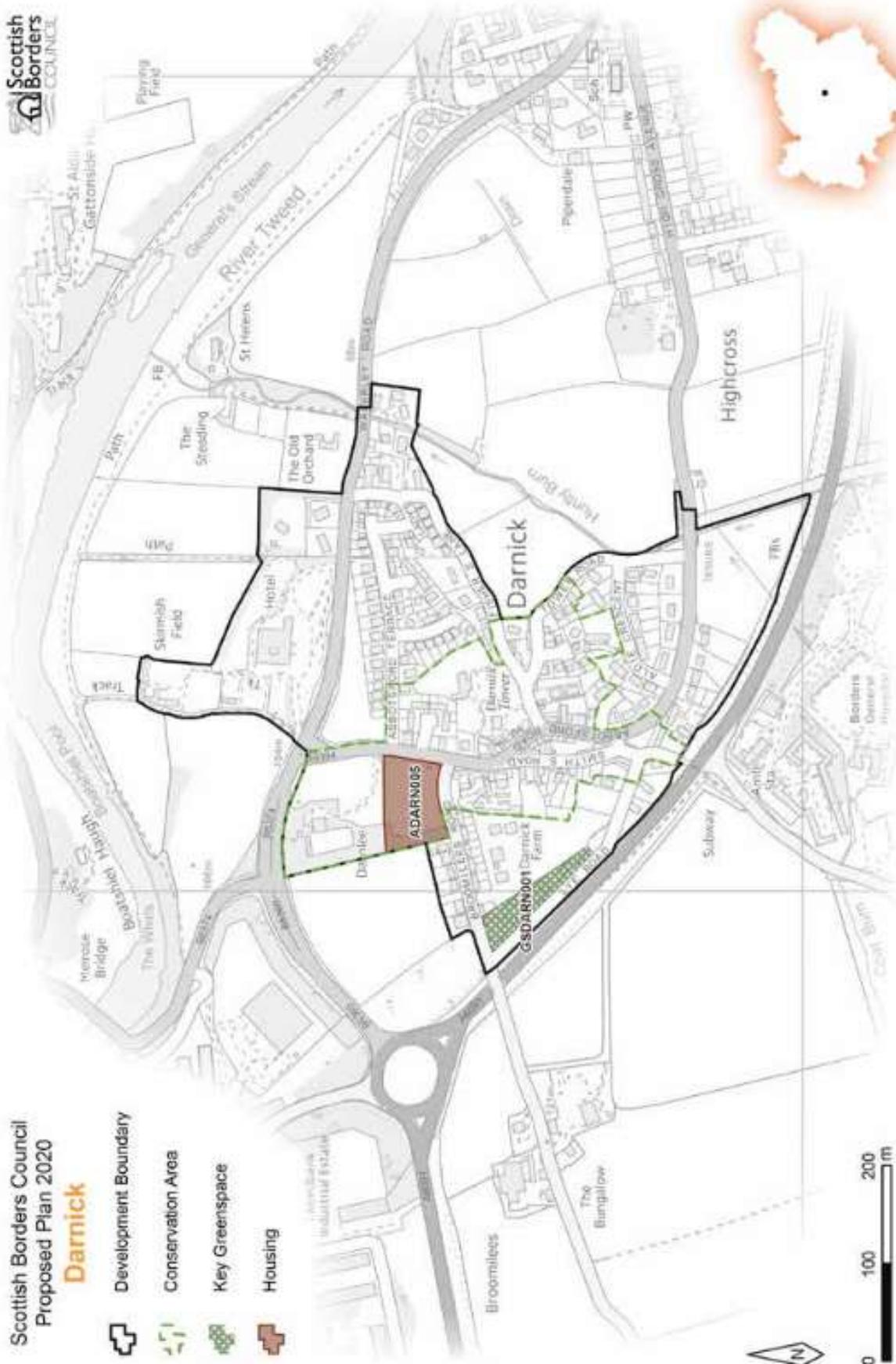
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDARN001	Darnick Community Woodland	0.6

Scottish Borders Council  
Proposed Plan 2020



**Darnick**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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