

Archived: 25 January 2021 14:43:34

From:

Sent: Sat, 23 Jan 2021 12:37:44

To:

Subject: Objection to development in Proposed LDP

Sensitivity: Normal

Attachments:

[REDACTED]

CAUTION: External Email

Please find attached Darnick Village Development Trust's Representation, on behalf of Trustees and Members, for Scottish Borders Council's Local Development Plan (LDP) regarding Development in Darnick.

I would be grateful for confirmation that this representation has been received.

kind regards

Angela Stormont

Chair, DVDT

[REDACTED]

i. We are not confident that the Site Requirements outlined in the LDP can be met satisfactorily, given the unnecessary tree felling at Tweedbank and the insensitive and inappropriate use of building materials in recent developments in the village.

Whilst no planning application has been submitted, we vigorously oppose the development on the following grounds:

1. Darnick Village Development Trust opposes the proposed development site at Darnie (ADARN005)

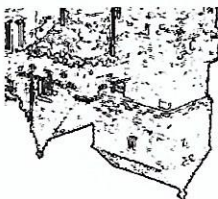
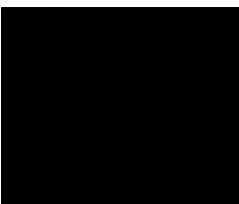
DVT believes neither scheme meets the LDP's stated aim to "protect, and where possible, enhance the built and natural environment, including access to and enjoyment of these resources" and both are to the detriment of the built and natural environment in Darnick, as well as having an impact on adjoining settlements. These schemes would lead to over-development of the village and put additional pressure on already stretched local services, such as education and health.

DVT opposes the advancement of environmental protection or improvement. DVT opposes the proposed development site at Darnie (ADARN005) and the potential long-term expansion to the west of Darnie (unclassified).

Darnick Village Development Trust Representation, on behalf of Trustees and Members, for Scottish Borders Council's Local Development Plan (LDP) regarding Development in Darnick

23rd January 2021

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



Darnick Village Development Trust

(Scottish Charitable Incorporated Organisation, Registered Charity number SC038740)

iii. This land also forms a greenspace between Darnick and the neighbouring settlement of Tweedbank. Development of this space would undermine SBC's anti-coalescence policy which determines to keep the settlements distinct. The site is also within the designated battlefield area.

ii. The community woodland was established in 1998 after consultation with the villagers. It had previously been poor grazing land left over from the development and building of the bypass and the new road layout as a result of re-alignment of the roadways. The woodland has been invested in over this time to provide a community space for the enjoyment of all villagers as well as others, including schools. It has been a particularly important recreation space during Covid lockdowns and has attracted funding from The Fallago Trust to enhance the space. It has been used for open educational purposes (playschool and primary school on occasion) and used by voluntary groups, including those working in wellbeing such as Branching Out.

i. DVT was surprised and concerned to learn that 'there is potential in the longer term to expand the village to the west of Darnlee.' There was no mention of this in the most recent Major Issues Report and minimal information has been provided in this LDP. In the absence of any detail on the exact location of the land in question and what may be proposed for it, the DVT strongly opposes any development of the community woodland, known as 'Big Shunter's Wud', which lies adjacent to and to the west of Darnlee.

2. Darnick Village Development Trust opposes the Potential long-term expansion to the west of Darnlee

iv. Additional housing places a burden on the already high levels of traffic through the village, where there are a number of constricted areas. There is already a problem with parking in Darnick as many of the older properties have no parking provision. The loss of street frontage to allow access to the development would increase this pressure long term and during the development phase there would be an impact due to the volume of trade vehicles. Broomlees Road is already narrow and without a pavement and provides access to the nearby farms. Access to the site will have a negative impact on the safe use of this and neighbouring roads and junctions.

iii. Darnlee forms an important and historic entrance to the village of Darnick. As a listed building in a parkland setting within the conservation area of Darnick, the site contributes positively to the streetscape. The land is often used for grazing which would be lost if the land was developed. As noted in the LDP, the Darnick Conservation Area is characterised by a number of buildings fronting directly onto the main street and the loss of open space will be to the detriment of the character of the village.

ii. In recent years there have been developments - on a mix of private and publicly owned land - at Waverley Gardens, Gilroy Gardens and Coatburn Green, which have contributed to the loss of green space within the village. The development of Darnlee would exacerbate this and together with the loss of trees within and along the site boundaries this does not align with SBC's declared climate emergency. Trees are recognized as being critical in the take up of carbon dioxide and it is not possible to replace mature trees in short periods of time. We have already lost significant woodland around Tweedbank, which is a very significant issue for birdlife, other wildlife and wildlife corridors, particularly given the earlier loss of habitats with the building of the bypass and the hospital.

The loss of accessible greenspace and wildlife habitat, increased pressure on traffic volume and parking, overdevelopment of the village and expansion of the village boundary and the negative contribution on the National Scenic Area mean that this land should not be considered for development and should be designated and protected as a formal Green Space within the village.

Signed:



Angela Stormont, Chair, Darnick Village Development Trust

on behalf of fellow Trustees:

