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From: [Redacted]
Sent: 24 January 2021 21:00
To: localplan
Subject: response to Proposed local development plan Darnick ADARN005 Inglis Darnick
Attachments: [Redacted]

CAUTION: External Email

Dear Scottish Borders Council LDP

please find attached our response to the proposed Local Development plan

We look forward to your acknowledgement of this email.

yours faithfully

Harriet and Alexander Inglis

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

regards

Harriet and Alexander Inglis

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

24th January 2021

Dear Sir/ Madam

Concerns regarding the proposed development of land for housing:

Darnick ADARN005 Land South of Darnlee Housing 10

We live [REDACTED] this proposed development site and wish to register our concerns on how it may impact our lives, amenity and the community. We refer to the Proposed Local Development Plan:

POLICY HD3: PROTECTION OF RESIDENTIAL AMENITY Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against: a) the principle of the development, including where relevant, any open space that would be lost; and b) the details of the development itself particularly in terms of: (i) the scale, form and type of development in terms of its fit within a residential area, (ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions. These considerations apply especially in relation to garden ground or 'backland' development, (iii) the generation of traffic or noise, (iv) the level of visual impact.

Our concerns are:

- **Traffic and Parking around the junction of Broomilees Road and Abbotsford Road, Darnick.**

This junction is not suitable for large vehicles. Our garden wall has been significantly damaged twice in the last 4 years due to large, long, vehicles turning right into Broomilees road from Abbotsford Road. As the rear end of the vehicles pivoted to turn the back part of the vehicle collided into our wall causing major damage. Parked cars around the junction contributed to these incidents and both times the damage amounted to more than £500 in repairs and a great deal of inconvenience.

Possible realigning of the junction of Broomilees Road and Abbotsford Road, Darnick.

We would be very concerned if the bottom section of Broomilees road were to be realigned/straightened as part of the development as that would bring the road junction out directly opposite a bedroom window of our house as it would produce pollution and traffic noise entering our house potentially affecting our health and the amenity of our house.

Removal of trees.

The trees at the bottom of Broomilees road add to the quality of our experience living in Darnick. They provide a home to owls which we hear often, provide sound insulation from traffic of the by-pass and will absorb traffic pollution as well as being simply pleasant to see from our windows.

Electricity substation.

We would be very keen to know at the first opportunity what plans developers had for the electricity substation in the field. We would object to it being moved closer to our house.

Street lighting.

We would welcome a reduction in the brightness of the streetlighting on Abbotsford Road opposite our house. Currently it is extremely bright very close to our bedroom window and we need both blackout blind and blackout curtains to keep out streetlight which is brighter than normal daylight.

Positioning of upstairs window.

We would prefer developers not to build a house with upstairs window looking directly into our upstairs window overlooking Abbotsford Road.

Green Space

This field is a longstanding green space within the village of Darnick providing the village with a sense of open space and providing a green buffer space between Darnick and the Melrose bypass. We would strongly oppose the field being developed for housing.

Your faithfully

Harriet and Alexander Inglis