

Response ID ANON-VDDE-RA1D-B

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on **2021-01-25 23:08:57**

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Susie Turpie

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

Address line 3:

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements A to E

Which Site are you commenting on?

Site A to E:

Darnick: ADARN005: Land south of Darnlee: Housing

What are your comments regarding this Site?:

I am extremely concerned over the proposal for a housing development on the land south of Darnlee in Darnick.

This would profoundly and irreversibly alter the character of Darnick - seriously undermining the objectives of the Darnick Conservation Area and the special quality of the village. I have spoken to other residents who are deeply upset over the proposal because of the irrevocable loss to the beauty and charm of the village that would result from a housing development at this particular site. It would mean that the old, traditional heart of the village would be cocooned within modern housing developments on all sides – losing the last, and most beautiful, traditional approach to the village. The permanent and profoundly negative impact on the character and identity of the village resulting from the development is not worth the ten extra houses that would be created – particularly when they could be sited in alternative locations that would avoid these damaging impacts for the village as a whole.

Darnick is an ancient village with a beautiful and distinctive old centre – as recognised by its designation as a conservation area. With its tower and nearby battlefield, it has special historical importance. One of the most scenic, historic and charismatic features of the village is the open approach from Abbotsford

Road, passing Darnlee. Entering the village from this side, there are stunning, uninterrupted views into the conservation area. The view, and the buildings within it, are of a truly special character. The open, traditional approach along Abbotsford Road, straight into the old heart of the village is an enormously important part of what makes the village so special and charismatic – part of Darnick's identity and history and key to the beauty of its natural and built environment. This would be utterly destroyed by the proposed area of housing development on the land south of Darnlee. It is hard to overstate the impact this would have on the character of the village. It would be enormously detrimental to its charm and traditional identity. The historic integrity of the approach to the village would be lost. It would clearly conflict with the objectives of the conservation area. It would reduce the attractiveness of the village to tourists and potential house-buyers, as well as significantly impacting on the wellbeing of existing residents.

In addition to the irreversible impact on the views towards the conservation area, the loss of the open area around Darnlee itself would be a great loss to the village. It is an area of beautiful, tranquil parkland which adds hugely to the character of the village. The ability to leave and return to the village – whether driving, cycling or walking - past this open, beautiful space is a extremely important part of what makes the village so special.

The proposed development to the south of Darnlee would fundamentally and permanently change the character of the village. The traditional approach to the village would be destroyed. The old heart of the village would be entirely surrounded by modern developments on all sides. As a result, Darnick's current identity as a vibrant, beautiful and historic settlement would be fundamentally compromised.

In addition, the proposed development would add to the considerable pressure of traffic on Abbotsford Road, which is already a serious concern in terms of road safety – particularly at the bend near the junction with Smiths Road, where children's access to the school bus stop is already challenging and potentially dangerous.

Furthermore, due to the shortage of parking spaces within Darnick village, many residents (particularly of Smiths Road) currently park on the stretch of Abbotsford Road beside Darnlee because there are no alternatives in the village. A housing development at this location would therefore create a serious conflict with the current use of this stretch of road for essential parking by existing residents, since there is simply no capacity to accommodate parking for all residents within the old heart of the village.

As a result, I strongly object to the proposed housing development south of Darnlee. The gain from creating an additional ten houses would not justify the profound and permanent impact on the character of Darnick village.

I am also extremely concerned over the statement in the Plan that, 'There is potential in the longer term to expand the village to the west of Darnlee.'. This would appear to entail developing the area currently occupied by 'Big Shunter's Wud'. The loss of this community woodland would be a huge blow for the village - and entirely at odds with the evidence of the value of such natural community spaces for physical and mental health, and of the importance of woodlands for tackling climate change and supporting biodiversity. The community woodland is regularly used by residents of Darnick - young and old. It is an important asset to the area, providing a wide range of benefits, from recreation and exercise to outdoor education. For example, pupils at Melrose Primary School recently planted trees in 'Big Shunter's Wud' as an educational activity. The woodland should be designated as a key greenspace, alongside 'Wee Shunter's Wud'.

What would you like to do now?

Comment on other Sites in A to E settlements

Comment on Sites in Settlements A to E - page 2

Which Site are you commenting on?

Site A to E:

Darnick: GSDARN001: Darnick Community Woodland: Greenspace

What are your comments regarding this Site?:

'Big Shunter's Wud' should also be designated as a key greenspace, alongside 'Wee Shunter's Wud'.

I am extremely concerned over the statement in the Plan that, 'There is potential in the longer term to expand the village to the west of Darnlee.'. This would appear to entail developing the area currently occupied by 'Big Shunter's Wud'. The loss of this community woodland would be a huge blow for the village - and entirely at odds with the evidence of the value of such natural community spaces for physical and mental health, and of the importance of woodlands for tackling climate change and supporting biodiversity. The community woodland is regularly used by residents of Darnick - young and old. It is an important asset to the area, providing a wide range of benefits, from recreation and exercise to outdoor education. For example, pupils at Melrose Primary School recently planted trees in 'Big Shunter's Wud' as an educational activity. The woodland should be designated as a key greenspace, alongside 'Wee Shunter's Wud'.

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Proposed Local Development Plan Menu (includes Exit option)