

# SETTLEMENT PROFILE

## DARNICK

This profile should be read in conjunction with the relevant settlement map.

### DESCRIPTION

Darnick is located less than one mile west of Melrose. The population according to the 2001 Census is 397. The village is located within the Central Borders Strategic Development Area as defined in the SESplan.

### PLACE MAKING CONSIDERATIONS

The Darnick Conservation Area incorporates the historic core of the settlement and the Conservation Village 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.

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

The Plan provides housing allocations on the western and southern edges of the village.

With regard to Darnick's proximity to the railway station it is anticipated that the settlement will be the subject of increasing development pressure. Any sites for future expansion will require further detailed assessment during the next Local Development Plan review.

## INFRASTRUCTURE CONSIDERATIONS

Affordable Housing will require to be provided in association with proposed housing sites under the provisions of Policy HD1 and the Supplementary Guidance/ Supplementary Planning Guidance on Affordable Housing.

A contribution towards Earlston High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

Darnick falls within an area identified for a contribution to the Waverley Railway Project (see Policy IS3).

In accordance with the Council's Local Transport Strategy, a Central Borders Traffic Model has been developed which will help direct funding to areas of the road network that may become congested in the future. Developer contributions will be sought from developments within the Central Borders in accordance with the Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions.

The Waste Water Treatment Works in Melrose serve Darnick. There is adequate capacity to accommodate development.

Further information is available from Supplementary Guidance/Supplementary Planning Guidance on Developer Contributions and Planning/Development Briefs where applicable.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS




### HOUSING

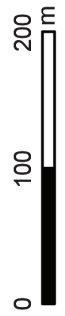
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EM9B	Chiefswood Road	1.5	15
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment is required. Areas identified as being at risk of flooding should be excluded from the developable area</li> <li>Scale, design and layout of development needs to pay heed to the character of the area and National Scenic Area designation.</li> </ul>			
EM35D	Broomilees Road	0.7	4
Site Requirements			
<ul style="list-style-type: none"> <li>Boundary hedges to be retained</li> <li>Access must be considered in detail and be discussed with the Council's Roads section.</li> </ul>			

### KEY GREENSPACE

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

Scottish Borders Council  
Local Development Plan 2016  
**Darnick**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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