

SITE NUMBER: K104

NAME: Land to the East of the Lairhillock Inn

Assessment undertaken by: Sarah MacRitchie

Proposer: Mr Rodger Thorne

Nature of the proposal: Residential: 15 units

Recommendation: Possible

Reasoned justification:¹ The site has no constraints. The site scores -1 on the GAM. The site scores 0 in the SEA.

Lairhillock has not been identified in the Initial Approach to settlements as an area proposed for i) site allocations, ii) flexible provision of plots, iii) not proposed for specific inclusion.

This site is ideally located adjacent to the Primary School. A new primary school was recently built at Lairhillock, it currently operates at about 70% capacity and so has capacity for about 35 pupils.

The proposal is for development outwith a service centre and so may be best determined under the new rural housing policy.

The site is possible as it has no constraints.

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Constraints mapping

	Criteria	Score	Justification
Capacity study site?			Which study:
Sustainable Economic Development	Accessibility of Existing centres of Employment	-1	
	Provision of Business Land	-1	
	Distance to Key Service Centres	-1	
	pedestrian/cycle links to key services, employment land and surrounding developments	-1	Easy to primary school
Encourage and Support Regeneration	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	1	Support Primary, inn
	Resolves Issues of Contamination on Site	0	
Maintain and Enhance the Quality of the Natural Heritage and Built Environment	Quality of Agricultural Land Lost	0	Classification 3.2 largely
	Degree of loss of Biodiversity	0	
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
Landscape	Shelter from cold winds	-1	Exposed site
	Potential for Passive Solar Gain	0	Flat, slight SW slope
	Visual Considerations	0	Urban style in a rural setting
	Designed Landscapes Affected	1	
Technical Issues	Availability of Water Supply	1	Glendye WTW capacity for 172 units
	Ease of Providing Drainage	0	Private drainage system proposed
	Costs of Providing Access	0	New access from local road
	Provision of New Community Services Required	1	

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Constraint	Ok	Relative Constraint	Not Ok	Notes
Hazardous site	x			
Transport safeguarded site	x			
Pipeline constraint	x			
SEPA Fluvial Flood risk (0.5%)	x			
SEPA coastal Flooding (0.5%)	x			
SAC	x			
SPA	x			
Ramsar site	x			
SSSI	x			
Local Nature Reserve	x			
SESA SINS	x			
Woods for people	x			
Ancient Woodland	x			
“Protected” open space	x			
Other Constraints				

Other constraints include potential impact on critical environmental or social capital of the settlement identified through the characterisation process

SEA Objectives	Effect	Comments
SEA Topic: Air		
1 Protect and improve local air quality.	0	
SEA Topic: Water		
2 Sustain and enhance water quality to good ecological status.	0	
SEA Topic: Soil		
3 Improve and safeguard soil quality.	0	
4 Reduction in the amount of waste going to landfill	0	
<i>Summary of effect:</i>	0	
SEA Topic: Biodiversity		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	0	
SEA Topic: Climatic factors		
6 Reduce the causes of adverse climate change (e.g. reduction in CO ₂ levels and NE global footprint).	0/+	Ground source heat pumps and rainwater harvesting proposed
7 Reduce vulnerability to the effects of climate change (e.g. flooding, public service provision, and habitats).	0	
<i>Summary of effect:</i>	0/+	
SEA Topic: Human health		
8 Safeguard and improve accessibility to open spaces.	0	
9 Decrease deprivation/social exclusion.	0	
<i>Summary of effect:</i>	0	
SEA Topic: Population		

SEA Objectives	Effect	Comments
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	0	
SEA Topic: Cultural heritage		
11 Protect, and where appropriate enhance the historic environment.	0	
SEA Topic: Landscape		
12 Protect, enhance and where appropriate restore the quality & distinctiveness of the area's landscape and townscapes.	0	
SEA Topic: Material assets		
13 Promote the creation of fixed, commercial and industrial assets.	0/+	4 affordable units
14 Regenerate derelict, vacant or contaminated land.	0	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	
Summary of effect:	0/+	
Overall effect:	0	<ul style="list-style-type: none"> • Largely a neutral impact • Slight positives in terms of renewable and assets

¹ Reasoned Justification

Why should this site be considered or dismissed in the Local Development Plan? Please ensure you cover issues relating to the preferred settlement strategy as part of this justification, particularly where you are making a “Preferred” recommendation. Please also embed (copy and paste from GGP) any suggestion you might wish to make regarding allocating only part of the site, or on phasing.

Please see the spreadsheet “Target housing and employment allocations.xls” for guidance on the indicative scale of allocations to be sought in each area (Use the TRIM search facility to find this). For each of the 8 areas a report on settlement strategy options will have to be prepared that outlines the principles and options that have been considered. I believe that this is an iterative process which starts with the “targets” as modified first by availability of sites and our technical evaluation, and thereafter by the views of members as to what they wish to achieve. I have started that report.

Please maintain a record of your progress in “Spreadsheet to record progress on completing bid assessments Jan 2009.xls”.

Modification of the reasoned justification will be undertaken to reflect the desired settlement strategy following the Member seminars in March 2009 and for the final draft of the main issues report in May, when the sheets will form part of the evidence base for the main issues “proposals” maps (published separately as a technical appendix.