

SITE NUMBER: K46

NAME: Lairhillock

Assessment undertaken by: Sarah MacRitchie

Proposer: Bancon Developments Ltd

Nature of the proposal: Residential: 300 units with community core and open space

Recommendation: Possible

Reasoned justification:¹ The site has relative constraints. The site scores 0 on the GAM. The site scores 0/+ in the SEA.

The proposal is effectively for a new community / new settlement.

The proposals states the development would support the primary school, however the school would not have capacity for this scale of development.

A linear park alongside the burn is proposed for the areas at flood risk.

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.

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 school does not have capacity for this scale of development.

The site is possible as has no complete constraint but the infrastructure constraints are considerable, and it is likely a new school or extension would be required.

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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	Core with retail, businesses and offices
	Distance to Key Service Centres	1	Creates new service centre
	pedestrian/cycle links to key services, employment land and surrounding developments	1	Walkable community. Difficult to provide to major employment centre
Encourage and Support Regeneration	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	0	Support primary school, create new services as none existing
	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	Majority classified 3.2, with some 4.2
	Degree of loss of Biodiversity	0	
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
Landscape	Shelter from cold winds	0	Hill to NE
	Potential for Passive Solar Gain	0	Slight west slope
	Visual Considerations	0	Well screened
	Designed Landscapes Affected	1	
Technical Issues	Availability of Water Supply	0	Glendye WTW capacity for 172 units (300 proposed)
	Ease of Providing Drainage	-1	Sewage upgrade required
	Costs of Providing Access	-1	Improvements to Bridge over Crynoch Burn required. Access from B979
	Provision of New Community Services Required	-1	Local service centre

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Constraint	Ok	Relative Constraint	Not Ok	Notes
Hazardous site	x			
Transport safeguarded site	x			
Pipeline constraint		x		SW part of site
SEPA Fluvial Flood risk (0.5%)		x		Western strip of site at risk
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

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SEA Objectives	Effect	Comments
SEA Topic: Air		
1 Protect and improve local air quality.	+	Pedestrian links within development, new service centre so within 400m
SEA Topic: Water		
2 Sustain and enhance water quality to good ecological status.	0/-	Some areas within risk, parkland proposed
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	
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		

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SEA Objectives	Effect	Comments
8 Safeguard and improve accessibility to open spaces.	+	New open space
9 Decrease deprivation/social exclusion.	0	
<i>Summary of effect:</i>	0/+	
SEA Topic: Population		
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	+	Flats, terraced, semi-deatched, detached, sheltered, care home
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		

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SEA Objectives	Effect	Comments
13 Promote the creation of fixed, commercial and industrial assets.	+	Business and offices
14 Regenerate derelict, vacant or contaminated land.	0	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	
<i>Summary of effect:</i>	0/+	
<i>Overall effect:</i>	0/+	<ul style="list-style-type: none"> • Largely neutral effect • Some positives: air quality, housing supply, fixed assets, open space • Some negatives: part at flood risk

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

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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.