Eastriggs/Lowthertown (ERL)

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SEA Assessment

Eastriggs / Lowtherton

0025.011 **Land due east of Stanfield Farm, Eastriggs**

Proposed Use Mixed Use (Housing, Retail, Industry, Leisure)

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	-1	-1	0	-2	-2	0	-2	0

Biodiversity May require European Protected Species survey.

Population/Health Potential noise may affect human health.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified.

Climatic Potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural No known cultural heritage issues identified.

Landscape Substantial issues raised in landscape advice: 'Inappropriate site, with complex issues. Well beyond scope of extension. Well beyond scope of extension..

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Moderate SEA concerns include potential flood risk and potential adverse landscape impact.

0056.001 **Stanfield Farm, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	-1	-1	0	-2	-2	0	0	0

Biodiversity From map based or other evidence SNH believes that great crested newts may use this site. European Protected Species (EPS) survey may be required.

Population/Health Potential noise may affect human health

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified

Climatic Potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural No known cultural heritage issues identified.

Landscape No or minimal detrimental effect on landscape quality. Appropriate well-contained flat site to west, issues of containment and separation from Eastriggs to east. Protect lane, hedge, and boundary trees.

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Moderate SEA concern of potential flood risk.

** Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; Cl - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking : +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.*

Eastriggs / Lowtherton

0081.021 **land between Calverly Place and railway line, Lowthertown, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-1	-1	0	0	0	0	0	-1

Biodiversity No biodiversity issues identified.

Population/Health Potential noise may affect human health.

Soil Would involve loss of small amounts of prime quality agricultural land.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues.

Climatic No climatic factors identified.

Cultural No known cultural heritage issues identified.

Landscape Development considered potentially suitable on landscape grounds subject to mitigation. Consistent with pattern of existing settlement, defined by railway but needs definition to west. Consider linkage to settlement by creating access via fields to east.

Material Detached greenfield site from main settlement of Eastriggs, development would not make best use of resources; not able to make use of existing infrastructure (within LA17 policy area- 'additional development cannot be accommodated because the drainage system is at capacity and there are safety concerns in respect of road access').

SEA Overall Summary Minor SEA issues include noise pollution, some loss of prime agricultural land, and detached from main settlement infrastructure of Eastriggs.

0174.035 **LA16 site, Gillwood Road, Eastriggs**

Proposed Use Affordable Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	0	-1	0	0	0	0	0	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level. Part of site appears in Scottish Semi-natural Woodland inventory site.

Population/Health No population/health issues identified.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues.

Climatic No climatic factors identified.

Cultural No known cultural heritage issues identified.

Landscape Development considered potentially suitable on landscape grounds subject to suitable mitigation. Retain sufficient space around large trees.

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Minor SEA issue of potential loss of undeveloped soil.

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Eastriggs / Lowtherton

0179.004 **land opposite Cemetery, between A75 and railway line, (includes GP67 land), Lowthertown,**

Proposed Use Mixed use community expansion

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-1	-2	0	0	0	0	-2	-1

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Potential noise from adjoining railway line may affect human health.

Soil Would involve loss of prime quality agricultural land.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Site does not fall within SEPA's indicative 1 in 200 year flood risk area.

Climatic No climatic factors identified.

Cultural No known cultural heritage issues identified.

Landscape Substantial issue raised in landscape advice: Remote location and doesn't relate to main settlement.

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure.

SEA Overall Summary Moderate SEA concerns of loss of prime agricultural land and adverse impact on surrounding landscape.

100/ERL/01 **land adjoining Central Road and railway line, Lowthertown, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-1	-1	0	0	0	0	0	-1

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Potential noise may affect human health.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues.

Climatic No climatic factors identified.

Cultural No known cultural heritage issues identified.

Landscape Development considered potentially suitable on landscape grounds with mitigation. Development would be consistent with existing settlement but should include woodland planting as screening to railway.

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure. Site falls within LA17 policy area- 'additional development cannot be accommodated because the drainage system is at capacity and there are safety concerns in respect of road access.'

SEA Overall Summary Minor SEA issues including potential noise pollution, loss of undeveloped soil, potential drainage issues, and detached from main settlement infrastructure of Eastriggs.

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Eastriggs / Lowtherton

100/ERL/02 **land due east of East Road, Lowthertown, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-1	-1	0	0	0	0	-2	-1

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Potential noise may affect human health

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues.

Climatic No climatic factors identified.

Cultural No known cultural heritage issues identified.

Landscape Substantial issues raised in landscape advice: 'Greenfield site outwith established settlement boundary. Poorly defined and relates to open countryside rather than existing development.'

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure.

SEA Overall Summary Moderate SEA concern of potential adverse landscape impact.

100/ERL/03 **land south and east of Vancouver Road, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	0	-1	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Potential flood risk could affect human health: disruption / safety etc.

Soil **A** A small portion of the site is identified in the Macaulay Land Use Research Institute maps as prime agricultural land. (approximately 10%). Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified.

Climatic Potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural No known cultural heritage issues identified.

Landscape Issues raised in landscape advice: 'West section is suitable for development - Appropriate extension south and east to Foulsdyke Farm. Neighbour issues. Attention to edge design, potential screening and buffer. East is unsuitable for development - Inappropriate site remote from settlement with complex issues.'

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Moderate SEA concern of potential flood risk.

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Eastriggs / Lowtherton

100/ERL/04 **land due south of The Rand, Eastriggs**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	0	-1	0	0	0	0	-1	0

Biodiversity May require European Protected Species survey.

Population/Health No Population / Health issues identified.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues although ponds within site.

Climatic No climatic factor issues identified.

Cultural No known cultural heritage issues identified.

Landscape Issues raised in landscape advice: 'Partial development may be suitable. The steeper eastern area should be avoided. Slight impact on settlement character which currently sits on raised land above former munitions works.'

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Minor SEA issues of potential adverse landscape impact, potential protected species, and loss of undeveloped soil.

100/ERL/06 **OPP14 and GP67, Eastriggs/Lowthertown**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	-1	-1	0	0	0	0	-1	0

Biodiversity May require European Protected Species survey.

Population/Health Potential noise may affect human health.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil.

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water No known flood risk issues.

Climatic No known Climatic Factor issues.

Cultural No known cultural heritage issues identified.

Landscape Issues raised in landscape advice: 'Partial development may be suitable: Potential site for station but without this, housing should be restricted to south of the railway.'

Material Greenfield but could benefit from proximity to existing infrastructure.

SEA Overall Summary Minor SEA issues of potential protected species, noise pollution, potential loss of undeveloped soil, and potential adverse landscape impact.

**** Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; Cl - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking : +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.***