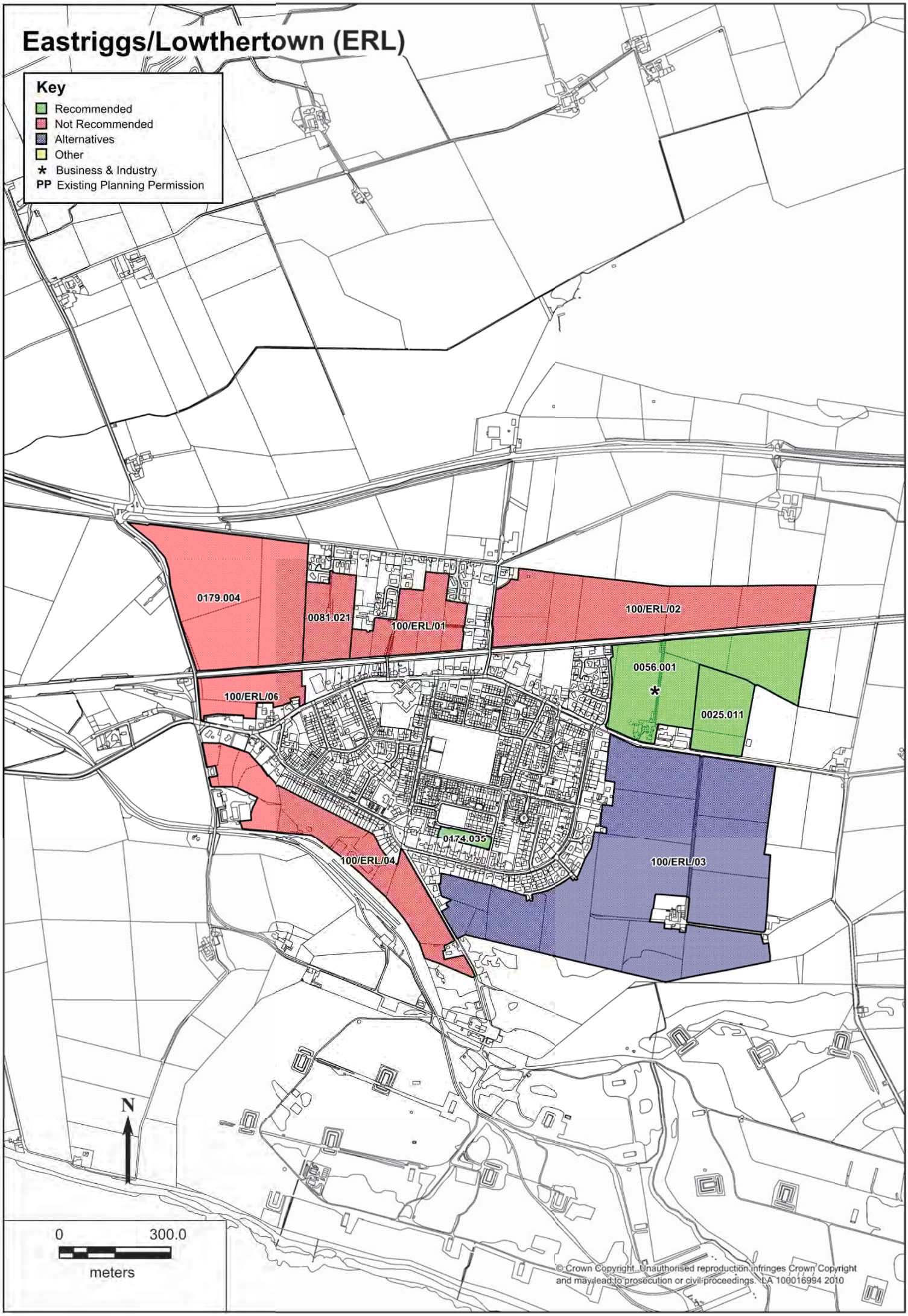
Eastriggs/Lowthertown (ERL)



Settlement: **Eastriggs / Lowtherton**

Settlement Context:

Eastriggs/Lowthertown is one of three local centres in the Annan HMA. Lowthertown is separated from Eastriggs by the railway line. Lowthertown has a restrictive local road network which makes it difficult to expand in any direction. Dornock village is immediately due west of Eastriggs / Lowthertown and the public road running north-south makes an obvious physical boundary separating the settlement from Dornock village. For these reasons, the natural extension of Eastriggs is due east.

There are three recommended sites for future development. The smallest site 0174.035 which is an allocated site in the current local plan. The two remaining sites are located to the east of the settlement and should be masterplanned to ensure good place making and generous provision of a mix of land uses.

Although the proposed Eastriggs train station would not be specifically shown on the settlement map as an opportunity site due to queries over deliverability in the short term, there would continue to be overall policy support for achieving this aspiration.

Eastriggs Primary School has adequate capacity to accommodate additional pupils according to the 2010/11 school roll.

Scottish Water currently have no infrastructure constraints in terms of water supply or waste water treatment services.

SEA Assessment of cumulative impact of recommended sites:

Environmental effects identified are mainly neutral or minor negatives except for two sites which show moderate negatives under population and human health and climatic factors due to flood risk. This requires further investigation to avoids areas at risk of flooding. Moderate negative effect identified for landscape on one site.

Site Assessments:

0174.035 **LA16 site, Gillwood Road, Eastriggs** 1 Recommended

Plan Period: to 2018 **Proposed:** Affordable Housing **Rec'd Use:** Affordable Housing

Planning Site Assessment

Small site allocated for housing in Local Plan as site LA16.

Summary of representations received

No representations received

Settlement: **Eastriggs / Lowtherton**

0056.001 **Stanfield Farm, Eastriggs** 1 Recommended

Plan Period: to 2018 **Proposed:** Housing **Rec'd Use:** Mixed Use

Planning Site Assessment

Site should be split into two land parcels: a) 3 fields north of Stanfield farm, and b) the northeastern field. The 3 fields should be masterplanned along with adjoining site 0025.011 to ensure good place making is achieved. The masterplan should combine residential use along with other mixed business and community uses. Road connections should be provided between both sites. Difficulties raised in previous site assessment include flood risk, contaminated land, noise and protected species. SEPA would recommend an objection on information grounds if an allocation included the minor watercourse which flows through the site. Additional information such as flood risk assessment, masterplan and/or site levels is required to determine how much of the site can be developed to ensure development complies with flood risk legislation. Provision of such information would be solely at the cost of the landowner or developer and should be provided at the earliest opportunity.
The northeastern field is not needed to meet housing land requirement.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information

---

0025.011 **Land due east of Stanfield Farm, Eastriggs** 1 Recommended

Plan Period: 2019 - 2024 **Proposed:** Mixed Use (Housing, **Rec'd Use:** Housing

Planning Site Assessment

Consideration should be given to a masterplan in conjunction with adjoining site 0056.001 to ensure good place-making. Road connections should be provided. Previous site assessment raised difficulties of landscape, noise, protected species and flood risk. SEPA would recommend an objection on information grounds if an allocation included the minor watercourse which flows through the site. Additional information such as flood risk assessment, masterplan and/or site levels is required to determine how much of the site can be developed to ensure development complies with flood risk legislation. Provision of such information would be solely at the cost of the landowner or developer and should be provided at the earliest opportunity.

Summary of representations received

No representations received

100/ERL/03 **land south and east of Vancouver Rd, Eastriggs** 2 Alternative

Plan Period: **Proposed:** Housing **Rec'd Use:** Housing

Planning Site Assessment

Site is not needed to meet housing land requirement. Difficulties raised in previous site assessment include road access and flood risk. SEPA have objected to this site as a minor watercourse flows along southern boundary of site . Please refer to site assessment introduction for more information on this potential constraint.

Summary of representations received

No representations received

Settlement: **Eastriggs / Lowtherton**

100/ERL/06 **OPP14 and GP67, Eastriggs/Lowthertown** 3 Not Recommended

Plan Period: **Proposed:** Housing **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment of road access, protected species, landscape and noise. Transport Scotland has indicated train station opportunity in Local Plan unlikely to be viable.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information

0081.021 **land between Calverly Place and rail line, Lowthertown** 3 Not Recommended

Plan Period: **Proposed:** Housing **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment including road access, drainage and noise.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information
0081.035	Very limited number of houses proposed. Road and infrastructure constraints are misplaced given small scale of development.	Agent LandOwner / Support

0179.004 **land opposite Cemetery, Lowthertown** 3 Not Recommended

Plan Period: **Proposed:** Mixed use communit **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment including remoteness from settlement, road access and noise pollution. An alternative site is preferrable for a mix of land uses (Site 0056.001) due to fewer constraints and better place-making. Transport Scotland has indicated train station opportunity in Local Plan which forms southern part of site is unlikely to be economically viable.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information
0179.012	Site has excellent road access via A75 junction and from Eastriggs, and development of this site would improve road access to Lowthertown. No known infrastructure issues. Within easy walking distance of shops at The Green. Potential mixed use opportunity.	Agent LandOwner / Support

Settlement: **Eastriggs / Lowtherton**

100/ERL/01 **land adj Central Rd and railway line, Lowthertown** 3 Not Recommended

Plan Period: **Proposed:** Housing **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment including road access, drainage and noise pollution.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information

---

100/ERL/02 **land due east of East Road, Lowthertown, Eastriggs** 3 Not Recommended

Plan Period: **Proposed:** Housing **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment including remoteness from settlement, landscape, road access and noise.

Summary of representations received

0326.001	100/ERL/01, 02, 06, 0081.021, 0179.004 and 0056.001 - Scottish Government policy is for access to be taken from a secondary road and that direct access onto any strategic road should be avoided as far as practicable.	Key Agency / Additional information

---

100/ERL/04 **land due south of The Rand, Eastriggs** 3 Not Recommended

Plan Period: **Proposed:** Housing **Rec'd Use:**

Planning Site Assessment

Development of site is not recommended due to difficulties highlighted in previous site assessment including landscape, road access and protected species.

Summary of representations received

No representations received