Kirkinner/Braehead (KBH)

Key

- Recommended
- Not Recommended
- Alternatives
- Other
- * Business & Industry
- PP Existing Planning Permission

100/KBH/01

100/KBH/07

0090.006

0090.019

100/KBH/06

100/KBH/05

100/KBH/02

100/KBH/04

100/KBH/03

0005.001

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meters

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Settlement: **Kirkinner & Braehead**

Settlement Context:

Kirkinner and Braehead is one of 5 Local Centres within the Mid Galloway HMA and is located south of Wigtown. The village has a number of facilities including a primary school, grocers and a post office. There is capacity at the Primary School for further pupils (according to the 2010/2011 school roll). Scottish Water indicate there is capacity for new water treatment works but limited capacity at the waste water treatment works.

Kirkinner and Braehead have had numerous infill developments over the years which have resulted in both settlements practically merging into one narrow village. There is a notable gap between them which should be maintained in order to respect their individual identities. However, for the purposes of allocating land it is sensible to consider them as one settlement.

The landscape surrounding the villages is mainly open agricultural fields with some undulating hills. The package of sites has been influenced by the 4 current undeveloped allocations in the Wigtown Local Plan which are considered suitable for inclusion within the LDP. Additional smaller sites have also been considered suitable for development.

SEA Assessment of cumulative impact of recommended sites:

Sites have neutral and negative SEA effects. Minor negatives identified especially in relation to soil and landscape with more serious negatives for human health and climatic factors. Potential mitigation: some sites may be at risk from potential flooding so further information is required to identify the developable area. The strengthening of boundaries would be required for landscape. All sites identified with minor cumulative negative effects in relation to soil as all currently greenfield and inevitably will involve sealing, some loss of previously undeveloped soil.

Site Assessments:

100/KBH/03 **land east of Burial Ground, Kirkinner & Braehead** 1 Recommended

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

Planning Site Assessment

Current allocation within the 2006 Wigtown Local Plan (WM19). Constraints and concerns highlighted in previous site assessments including landscape issues which would need to be overcome.

Summary of representations received

No representations received

100/KBH/06 **land at east Boreland Terrace, Kirkinner & Braehead** 1 Recommended

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

Planning Site Assessment

Current allocation within the 2006 Wigtown Local Plan (WM20). Site is being developed on a plot by plot basis. It is within walking distance to town centre services and facilities. SEPA have raised an objection. SEPA would recommend an objection on information grounds if an allocation was adjacent to the flood envelope, a minor watercourse flows through the site or if records of historical flooding exist. Additional information such as a 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. Other constraints and concerns highlighted in previous site assessments including landscape issues would need to be overcome.

Summary of representations received

No representations received

Settlement: **Kirkinner & Braehead**

100/KBH/02 **land north of Kirkinner Primary School, Kirkinner & Bra** 1 Recommended

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

Planning Site Assessment

Current housing allocation within the 2006 Wigtown Local Plan (WM7) and is located within walking distance to town centre services and facilities. SEPA have raised an objection. SEPA would recommend an objection on information grounds if an allocation was adjacent to the flood envelope, a minor watercourse flows through the site or if records of historical flooding exist. Additional information such as a 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/KBH/04 **land west of Kirkland Bridge, Kirkinner & Braehead** 1 Recommended

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

Planning Site Assessment

Site currently reserved for housing land in the 2006 Wigtown Local Plan (WM21). The Northern section of the site is located where Kirkinner and Braehead separate and therefore any development should respect this divide. Site is within walking distance to services and facilities. SEPA have raised an objection. SEPA would recommend an objection on information grounds if an allocation was adjacent to the flood envelope, a minor watercourse flows through the site or if records of historical flooding exist. Additional information such as a 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. Other constraints and concerns highlighted in previous site assessments including landscape issues would need to be overcome.

Summary of representations received

No representations received

Settlement: **Kirkinner & Braehead**

0090.006 **backland east of Main Street, Braehead** 2 Alternative

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

Planning Site Assessment

Large site in the north of Braehead behind row of residential units and is lower lying than these properties. The site is not needed to meet the housing requirement of the settlement and has cultural heritage issues.

Summary of representations received

0274.002	Site assessment 100/KBH/04 contains reference to maintaining a clear gap between the 2 settlements of Braehead and Kirkinner. Braehead could be considered as a separate settlement and either be classed as a village or a small group and not a local centre. It has no facilities. There needs to be reassessment of sites 100/KBH/02 and 100/KBH/04 as there are no indicative dwelling numbers for these sites other than in the Wigtown Local Plan. 100/KBH/03 needs to be reassessed as it was allocated for 20 dwellings but 47 have planning permission. Development would be difficult to achieve due to access and drainage infrastructure. Development would also be out of character with surrounding built environment and village and would also be 10-12 meters below the adjacent properties.	Individual / Objection
0287.002	0090.006: No requirement for potential expansion of Braehead. This site will have a negative impact on the settlement and is not required due the current allocations being undeveloped.	Individual / Objection
0286.001	Objection to site 0090.006 due to significant planning issues including impact on settlement, access difficulties and drainage and waste water treatment works restrictions. No requirement for potential expansion to Braehead and development is not required due to current allocations being undeveloped.	Individual / Objection
0352.001	Development is not required in Braehead as there is sufficient land designated for development in Kirkinner, Wigtown and Garlieston to satisfy present and future housing demand. Development of this site is out of character with the immediate environment. There would be an increase in traffic issues and it is not convenient for families with children and the elderly due to the connection to services and facilities.	Individual / Objection
0353.001	Objection to sites inclusion within the LDP for a number of reasons. There are enough undeveloped allocated sites within the village and there are several new built houses in the vicinity which are incomplete or not occupied. Poor access to this site and traffic is already congested on both sides of the bridge. There is no public footpath on the West side of A746 through Braehead. There is no access to mains sewage in Braehead or Mildriggan Bridge. Electricity supply is stretched to the limit and power cuts occur on a regular basis and further demands on grid will need considerable investment.	Individual / Objection
0275.001	The field behind the east row of houses in Braehead (0090.006) has numerous issues including the septic tanks for the house on the east side, a variety of wildlife, topography.	Individual / Objection
0241.002	Development should not be perrnitted because of its impact on the environment. This site is an important source of nesting ground for Lapwings and Yellowhammer which are United Kingdom Biodiversity Action Plan Priority Species. It is closely associated with the adjacent site 100/KBH/1	Interest Group / Objection

Settlement: **Kirkinner & Braehead**

100/KBH/01 **land east of A714 and B7085 junction, Kirkinner & Brae** 3 Not Recommended

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

Planning Site Assessment

Large site to the north on approach to the settlement. This site does not sit well with the settlement, would take development further away from services and facilities and has landscape issues.

Summary of representations received

0241.002	Development should not be permitted because of its impact on the environment. It would be not possible to develop on this site without serious impact to the ecology of the area. The edge of this boundary is an important corridor of trees connecting the whole of Kirkinner for birds and insects. This site is an important source of nesting ground for Lapwings and Yellowhammer which are United Kingdom Biodiversity Action Plan Priority Species.	Interest Group / Objection

100/KBH/05 **land west of Railway Cottage, Kirkinner & Braehead** 3 Not Recommended

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

Planning Site Assessment

This site is located on a sloping hill overlooking the centre of settlement and there are archaeology and landscape issues with the site.

Summary of representations received

No representations received

100/KBH/07 **land south west of A714 and B7085 junction, Kirkinner** 3 Not Recommended

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

Planning Site Assessment

Large site to the north on approach to the settlement. This site does not sit well with the settlement, would take development further away from services and facilities and has landscape issues.

Summary of representations received

0287.002	100/KBH/07: No requirement for potential expansion of Braehead. This site will have a negative impact on the settlement and is not required due the current allocations being undeveloped.	Individual / Objection

0005.001 **North Balfern, Kirkinner** 4 Other

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

Planning Site Assessment

This site is technically suitable for development. However, as it is a small site it may not be included in the proposed plan as a specific allocation but will be included within the settlement boundary. If that is the case any future planning applications on the site will be assessed against the relevant policies and supplementary guidance.

Summary of representations received

0005.002	This site should be included in the Local Development Plan as it would form a logical extension to the Kirkinner settlement boundary and would "round off" existing housing provision on the south side of the U219W.	Agent LandOwner / Support

Settlement: **Kirkinner & Braehead**

0090.019 **land at Milldriggan Bridge, Braehead** 4 Other

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

Planning Site Assessment

This site is technically suitable for development. However, as it is a small site it may not be included in the proposed plan as a specific allocation but will be included within the settlement boundary. If that is the case any future planning applications on the site will be assessed against the relevant policies and supplementary guidance. SEPA would recommend an objection on information grounds if an allocation was adjacent to the flood envelope, a minor watercourse flows through the site or if records of historical flooding exist. Additional information such as a 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. Other constraints such as cultural heritage issues will have to be overcome.

Summary of representations received

0287.002	No requirement for potential expansion of Braehead. This site will have a negative impact on the settlement and is not required due to the current allocations being undeveloped.	Individual / Objection