

Simplified Planning Zone at Hardthorn Road, Dumfries

Statement of Decisions – November 2020

Representor	Comment	Council Response	Required Action
Hazel Adams	<p>There are too many properties being proposed for such and small area with no proper infrastructure in place. There is only a single-track country road. The road has become increasingly busier in the last few years and this will only increase the amount of traffic. There are many properties in this area that have horses and there have been fatalities due to the extra traffic. This would also have a detrimental impact on this rural area which is becoming over developed. The trees provide nesting sites for many different species of birds and it would be heart-breaking to destroy these.</p>	<p>It is considered the plot sizes are similar to those in the neighbouring north development.</p> <p>With regards to the trees on the site the Scheme does state “There is a row of mature trees to the south-eastern corner of the site and where possible, these should be retained in line with policy NE8: Trees and Development.”</p> <p>The SPZ Conditions (Appendix 4) were agreed with the Councils Road Services team. The conditions require a number of road/access improvements including widening, passing places, streetlights, pavements and speed limits.</p>	No modification required
Scottish Water	<p>Potential asset clash within site boundary where a trunk main runs through the body of the site. Proposed diversion of this asset or construction work in vicinity must be approved by Scottish Water.</p> <p>This site is greenfield and therefore for reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.</p> <p>The Council is recommended to submit</p>	<p>Site visit with Scottish Water engineer confirmed location of trunk main and scheme layout includes an 8m non build zone to protect the trunk main as required by Scottish Water policy. The confirmation of the trunk mains location and incorporation of the 8m non-build zone into the revised site layout removes the requirement to divert the trunk main.</p> <p>The Scheme outlines the requirement for a drainage impact assessment by enabling developer. The Scheme also requires self builders to facilitate rainwater drainage by means of</p>	No modification required

	a pre-development enquiry to determine if mitigation is required relating to potential water and wastewater capacity.	permeable surfacing such as grass or gravel. A pre-development enquiry will be submitted to Scottish Water subject to approval of the scheme.	
Scottish Environmental Protection Agency	<p>Proposal does not raise any significant concerns and majority of issues will be managed at site layout stage. Potential risk of surface water flooding was highlighted during preparation of LDP2 and the issue would require to be addressed by the developer, in conjunction with the Local Authority and the adopting agency (Scottish Water).</p> <p>Satisfied foul and surface water drainage are spelt out correctly in the scheme, e.g. the provision of a Drainage Impact Assessment, the options for the finalised in-curtilage surface water drainage and even the need for the installation of surface water drainage when the house is partly built. These measures are all considered adequate and we can support this approach.</p> <p>Supportive of conditions relevant to their remit. The Plot Passports and Rules of the Build are clear, concise and helpful and raise no matters of concern.</p>	Comments noted.	No modification required
Nature Scot	<p>Supportive of the scheme and support the clearly communicated requirements for the site. Suggest wayleave forms an important green infrastructure link between habitats on</p>	<p>The removal of plots 11 and 12 from the original layout has allowed for an area of open space which is adjacent to garden ground to the north.</p> <p>With regards to the trees the Scheme does state "There is a</p>	No modification required

	<p>either side of the site. New layout makes development more likely to integrate with its surroundings, particularly through the increased potential for retention of connecting habitats. Encourage emphasis on planting within the site as well as on boundaries.</p>	<p>row of mature trees to the south-eastern corner of the site and where possible, these should be retained in line with policy NE8: Trees and Development.” The Conditions of the Scheme also require detailing of new tree and shrub planting be submitted for approval prior to development.</p>	
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