

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 12/P/3/0124 – application for 45 dwellings now constructed in the south westerly portion of the site 14/P/3/0583 and 14/P/3/0584 – Reserved Matters applications for two houses, stables/garages and paddocks on two strips of land to the centre of the site were approved February/January 2015 respectively and should no development commence then these consents will expire early in 2017.	
Site name: Barnhill			
Settlement: Dumfries	Current use: Agriculture and portion of site now a residential estate	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 295217, 576957			
Site Size (ha): 12.19	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/-	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	NN	
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.					
Are there any known invasive species within the site	N			GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There are some native hedgerow field boundaries and there is potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+		
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site								
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Laurieknowe				Maxwelltown High		Dumfries Academy			
	Capacity:	6				337		396			
	Distance:	1-5				1-5		1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The site is entirely prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse flows along the site boundary which could represent a potential flood risk. The site appears in the pluvial SEPA flood maps and a body of water traverses the site. SEPA hold flood records in relation to this site		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N	Appropriate buffer to watercourse which transects the site.		C	0	There should be a presumption against culverting.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Please note there is a 21" Trunk Main close to the top of the site		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply						what impact, if any this development has on the existing network. Any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and agriculture	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed development for the site is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site.	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a		O	0		0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: There are no servicing constraints in relation to this site.					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site would appear to comprise of a number of smaller parcels of land including to the rear of 8, 9, 9b and 9c Barnhill, Hardthorn Road, Dumfries. These plots were originally considered smallholding plots. Development of this site should only be considered as a whole and not as individual parcels. Access to these sites is only available from the U763n public road and there would appear little or no scope to link to the earlier Barnhill development.. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. There is sufficient room along the frontage of this overall site to form more than one access (minimum of 2 required) for adoptable roads that would comply with Dumfries and Galloway Council's Road Design guidelines. There would appear scope to consider the stopping up of the adopted former bus turning circle to facilitate future access including revised access arrangements for 8, 9, 9b and 9c. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. Additional Comments 7/10/2016 Should an application be made for the 2 easternmost plots alone, then it would appear feasible for an adoptable access to be formed utilising land in front of the two plots as well as part of the former bus turning circle. Adoptable access to the rear of these plots may require demolition of an existing dwelling. It would be desirable that provision also be made for potential future links to adjacent land. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	Suitable access arrangements are achievable in respect of the site.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		? Possibly due to its open aspect	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y The site is reasonably well protected from the prevailing winds due to existing development to the south	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There is an enclosure that will require archaeological evaluation and/or mitigation		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly			SV C	X	Recording of any features found in investigation	+
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	There is native hedgerow to the southern boundary			SV	X	Any proposal should retain the hedgerow features in line with policy NE7	0
Will development of the site be well integrated visually with the existing settlement			The site is located on the edge of the built up part of the town, adjacent to recent residential development. Due to the more rural character of this area perhaps a lower density than that at the neighbouring developments would be more appropriate.			SV	?	The design and layout should ensure connections to the wider area	0
Are there any locally attractive views that will be impacted by development of the site		N	Due to the current frontage development along Hardthorn Road the site is not visually prominent			SV	0		0
PLANNING OVERVIEW	The site is located on the edge of the town and is adjacent to recent residential development and although it is a large site the nature of the surrounding area and development means that it is not as visually prominent as other locations.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	The site is allocated for housing within the settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site		N	There are five landowners in relation to the undeveloped part of the site, four of which are interested in pursuing the sale of the site. The fifth appears to have different aspirations and as this forms a large area at the centre of the site (including the part that now has planning permission for a house and paddock) the site as a whole is not considered to be effective. If this continues to be the case the two parcels of land to the southern end of the site may provide potential for some limited development.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	Due to the land ownership issues this is questioned.					
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP and would constitute a logical extension to the town however the combination of different aspirations of multiple landowners and the lack of national housebuilders to negotiate for a site of this scale is currently making the site ineffective and it is unlikely to be brought forward in the near future. The current planning consents would effectively block off the more obvious main access points to the site and would also add yet more landowners into the equation on completion, effectively dissecting the site. These consents and the land between them form a central part of the site and without them the remaining parts of the site are not considered to provide logical or cohesive proposals. Consideration has been given to including as an allocation the two southern most parcels which could be designed in such a way as to provide for future links into the wider area however this would require the demolition of one or both of the existing dwellings at 9b and 9c and it would not necessarily be the most appropriate development in placemaking terms if future phases did not then go ahead. Therefore it is not considered appropriate to take this site forward at the current time.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H2	Source of site suggestion: LDP allocation (plus small additional area)	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Marchfield			
Settlement: Dumfries	Current use: Agricultural		
OS Grid Reference (Easting, Northing): 298890 577469		Existing LDP allocations/ designations: Yes	
Site Size (ha): 42.10	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	Y	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		Y	Comments: The site lies adjacent to the Ladypark Nature Reserve and contains long established ancient and semi natural woodland					
Are there any known invasive species within the site		N		GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are potentially impacts on existing trees, woodlands and vegetation as well as habitats connected to the nature reserve and also potential habitat fragmentation due to the loss of a greenfield site	C SV	X	Any development should ensure that the design and layout, including landscaping and lighting mitigate against any adverse impacts on biodiversity interests. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes. The existing woodland should retained and fully integrated into the design and layout in line with policy NE7	+		
PLANNING OVERVIEW	The site lies adjacent to the Ladypark Nature Reserve and includes ancient and semi-natural woodlands and any development should fully integrate these features and not be detrimental to the biodiversity interests contained in these areas.								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.	MA	Y	There are existing footpaths providing access to the woodland and nature reserves	SV GIS	X	The existing woodland should be incorporated and enhanced into the design to provide an improved recreational asset with any footpaths being included and expanded to provide a footpath network. The existing path around the western edge of the nature reserve should be continued to create a full circular route and access should also be provided to Clumpton Hill and Marchfield Rounall	+				
Distance to nearest area of open space		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA	Right of Way	Y	Comment: Existing footpaths and cycleways cross the site and should be incorporated within any layout and layout							
	or	Core path	Y								
	CF	Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the	Primary		Secondary								
	School name:	Noblehill	Dumfries High								
	Capacity:	18	394								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
catchment. (October 2015). Distance from site (km)			Distance: 1-5			0-1			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0		
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways crossing the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.								
SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2, 4.2 and 5.3	O	X	The majority of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The majority of the site has no previous known use. There is some potential for localised contamination around farm buildings.		C	X	Areas around the farm buildings would need to be assessed and any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land and there might be limited areas of contamination that would require remediation.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact although any contamination concerns could be mitigated against.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water crosses the site		C	X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. A body of water traverses the site		O	X	The existing Drainage Impact Assessment and Flood Risk Assessment should be reviewed and any measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or		N			C	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0	Further investigation such, as a Drainage Impact Assessment, may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There is a 3"AC water main through site.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the DIA/FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Investment has already been made to upgrade both the water supply to the site and also the waste water infrastructure as part of earlier phases of the development.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Surrounding land uses include the nature reserve, residential properties and the A75 trunk road forms the northern boundary.	SV	X	Any development would need to be assessed against policy OP1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts from the A75	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0		
PLANNING OVERVIEW	Any noise implications from the A75 should be mitigated against								
SEA OVERVIEW	Provided that any identified measures are implemented there are no known SEA issues						SEA SCORE: 0		

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MATERIAL ASSETS																
Is the site.....		Brownfield		Comment: The majority of the site is in agricultural use but there are also some existing farm buildings												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		O	0			0							
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is predominantly greenfield however there are existing farm buildings within the site		SV	X	The existing farmhouse could be incorporated within any proposals. It is unlikely that to have been constructed to the same energy efficiency standards as a new build property		X							
Does the site have existing and potential mineral extraction		N			GIS	0			0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0			0							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: There are no servicing constraints in relation to this site.														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land															
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact											SEA SCORE: X				

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site is located alongside and south west of, the A75 Trunk Road between the A701 and A709 public roads. The majority of the site lies within a larger area of land for which there is an agreed development strategy – the Marchfield Area Development Framework (ADF). The ADF is currently being updated. Development of this site should be in accordance with the agreed ADF. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. [it should be noted that there should be a common agreed approach between the Marchfield Masterplan and the Noblehill/Brownrigg Masterplan in respect of access along their common boundaries on the A709 so that neither prejudices future development options]								
PLANNING OVERVIEW	Suitable access can be formed to service the site and any development should be in line with the agreed Area Development Framework produced for the site.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site undulates however its linear shape makes it more south westerly in aspect	SV	+		+	
Can the site make best use of solar gain		Y	Due to its linear form and generally south westerly aspect solar gain could be used to great effect	SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	Although the site is relatively open at the moment it will be protected by the existing woodland and by earlier phases of development that are currently under construction	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Clumpton Hill to the south eastern part of the site has potential for archaeology which may require evaluation.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			SV	X	Recording of any features found in investigation	+
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required							
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	This is an undulating site which includes mature woodland and trees and the adjacent local landscape features of Clumpton Hill and Marchfield Rounall			C SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Development should be designed to integrate the landscape features fully into the layout and ensure that they are enhanced and not adversely impacted on. Development should only be to the lower slopes of Clumpton Hill and should not encroach up the sides of, or cut into, this feature.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will development of the site be well integrated visually with the existing settlement		Y	The site is well related to the existing built up parts of the town and well contained by the A75	SV	+		+		
Are there any locally attractive views that will be impacted by development of the site		Y	Clumpton Hill is a locally distinctive features which provides views across the site and the site will be visible from some points when travelling along the A75	SV	X	Any development should respect this development and should ensure views to and from it are not adversely affected.	+		
PLANNING OVERVIEW	This is a large site that will be visible at some points along the A75 however it is well related to the existing built up part of the town and is well contained by the trunk road. Any development proposals should fully integrate and respect the landscape features within the site, such as ensuring that development doesn't encroach up the slopes of Clumpton Hill.								
SEA OVERVIEW	Provided that landscape features within the site are retained and integrated into any development then there should not be any detrimental SEA impacts.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is in two ownerships, one of which being a developer who is looking to take their portion of the site forward on completion of the current phases of development.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This site is a current housing allocation in the LDP and is well contained by the A75 trunk road and provides a logical extension to recent development in this part of the town. The current Area Development Framework is being reviewed which will provide a context for future phases of development on the site. Infrastructure upgrades have already been undertaken in relation to both water supply and waste water indicating the developers interest in taking this site forward. It is proposed to retain this allocated housing site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities which could encourage active travel and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H3	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Noblehill			
Settlement: Dumfries	Current use: Open space, playing fields and agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 298955, 576361			
Site Size (ha): 16.35	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	XX	0	+/x	0	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.					
Are there any known invasive species within the site	N				GIS C	0	0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are potential impacts on existing trees and vegetation as well as habitats and there is potential habitat fragmentation due to the loss of the greenfield part of the site to the eastern end			SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site								
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.	MA	Y	Part of the site is currently open space and a football pitch which may be lost as part of any development the site lies adjacent to Noblehill Park and allotments			SV	+x	It is expected that any layout would include some public open space to serve the development and compensate for that which is lost. A replacement would also be required for the playing field although this may be in the form of a smaller area.		+x	
Distance to nearest area of open space			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N	Comment: The site is easily accessible and is located close to footpaths and cycleways						
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Noblehill				Dumfries High				
	Capacity:		18				394				
	Distance:		0-1				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0			0	
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	The eastern part of the site is prime agricultural land and this area should be avoided in any layout.	0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	Most of the site consists of land which has no known previous potentially contaminative use, but also includes the former infectious diseases hospital at the west of the site and allotment gardens.		C	X	The areas identified as having potentially contaminative uses would require investigation and any measures identified should be implemented.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	?		?
PLANNING OVERVIEW	The area of prime agricultural land to the east should be avoided. There is possibly some contamination within the site that may need to be remediated before development takes place							
SEA OVERVIEW	Provided that the area of prime agricultural land is avoided and that any contamination found on the site is remediated there should be no SEA issues.						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The eastern part of the site includes features and vegetation associated with wet ground		SV	X		X
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council hold flood records in connection with this site. A body of water traverses the site and there is also a culverted system within the site boundary. The site has a very sensitive hydrology and overall the Flood Risk Management Team would object in principle to development of this site. SEPA also hold flood records for this site		C	XX	Due to the flood risk issues it is proposed to reduce the size of this site and just retain the western half of the site which is not subject to the same flood risk issues but the site as a whole should not be taken forward in its current form. The Drainage Impact Assessment would still be required for the western part of the site and any measures identified should be implemented. Appropriate surface water management measures should be adopted	XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or		?	Site has known history of surface water flooding. This will need to be considered as fundamental aspect of site design. Foul to sewer but may be constrained if discharging to Loganbarns PS.		C	X	De-culverting opportunity which may facilitate the development. Appropriate buffer to existing watercourse on site boundary. Appropriate SUDS given ground conditions.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0	A Drainage Impact Assessment should also establish what impact, if any this development has on the existing network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation as it stands. The site could possibly be reduced to just the western end where the flood risk issues are considered to be much less. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	There are significant SEA issues in relation to flood risk as the site currently stands. Should the site be reduced to the western portion and all the necessary mitigation measures are implemented then there should be no SEA issues.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and a primary school.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is the site.....		Brownfield	Y	Comment: The western part of the site is brownfield being the location of the former infectious diseases hospital but the remainder of the site is greenfield.												
		Greenfield	Y													
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey		Y	O	0		+							
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The western end of the site is brownfield however there are no existing structures for reuse on the site. The eastern end of the site is greenfield.			SV	+/-x		+/-x							
Does the site have existing and potential mineral extraction		N				GIS	0		0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				O	0		0							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: There are no servicing constraints in relation to this site.														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
PLANNING OVERVIEW	Development of this site would bring forward brownfield land but would also result in the loss of greenfield land to the eastern edge															
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land however there are negative SEA impacts in the loss of the greenfield land to the east										SEA SCORE: +/-x					

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		It would be appropriate that this site be subject to Masterplanning and submission of a full transport assessment. To assist with development of this site a Masterplan Brief (Planning Guidance) has been produced by the Council to assist and inform the production of a Masterplan by a developer - DFS.H3 Noblehill and DFS.H7 Brownrigg Loaning. The masterplan brief sets out the essential and desirable framework that any future development proposal should adhere to. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any proposed development of this site should include parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.												
PLANNING OVERVIEW	Suitable access arrangements are achievable in respect of this site. A Masterplan Brief: DFS.H3 Noblehill and DFS.H7 Brownrigg Loaning has been produced for this site which sets out the requirements for any development coming forward. These requirements include the provision of a road that links the A780 to the A709.													

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This site is predominantly south west facing			SV	+		+
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Can the site make best use of solar gain		Y	Due to its south west aspect the use of solar gain could be used to great effect	SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		Y	The site is located within the built up part of the town and will be provided with some protection from existing buildings	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building		N	Scheduled Monuments		N	Comment: The gateways to the former hospital are of historic interest		
		Conservation Area		N	Inventory of Historic Battlefield		N			
		World Heritage Site		N	Inventory & Non-Inventory		N			
		Archaeological site		N	Garden or Designed Landscape		N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0		0	
PLANNING OVERVIEW	Provided that the former gateway piers to the former hospital are retained there are no other cultural heritage interests in relation to the site.									
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0			

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		N	RSAs		N	Comment: There are no designations affecting this site.		
		Wild Land		N	TPOs		N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The nature of the site varies in landscape character from low lying agricultural land in the east to the sloping and more exposed site to the western end.			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y	The site lies adjacent to, and is surrounded by, existing development at the western end and is visually well integrated into the built up part of the town			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	There are views across the town from and to the higher ground where the hospital buildings were sited			SV	x	Sensitive design and layout should ensure that views out of the site are retained.	0	
PLANNING OVERVIEW	This is a large site however it is well related to existing development in this location is unlikely to be detrimental in the wider landscape context.									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	There is developer interest in the western part of the site which is owned by the Council and negotiations for its purchase are ongoing. The owner of the most western portion of the site has suggested that they do not want to take this part of the site forward as part of a larger development.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	In relation to the western part of the site it would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	The site is currently allocated for residential development in the LDP and is well related to existing residential development to the east of the town centre, close to facilities and amenities. The objection in principle in relation to flood risk issues to the eastern part of the site makes it difficult to consider this part of the site effective and as a result it is proposed to reduce the size of the site by excluding the eastern portion but retaining the western portion as an allocation in LDP2. The aspirations of the landowner of the parcel of land to the western end of the site would also suggest that this part of the site is removed from the allocation. There is a Masterplan brief for this site which sets out the requirements for any development coming forward.	
OVERALL SEA COMMENT	Significant SEA impacts are identified should the site go forward in its current form due to the flood risk issues. There are also minor negative SEA issues in relation to increased traffic movements resulting in increasing carbon emissions and also the loss of Greenfield land to the south east part of the site. However, the site is within walking distance of existing services and facilities, benefits could be gained through the use of solar gain and sustainable construction techniques and the western part of the site is brownfield.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H4	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 15/P/3/0513 Reserved Matters submitted but not determined PIP 08/P/3/0435 residential development (variation 13/P/3/0336)	
Site name: Heathhall College			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299811, 579450			
Site Size (ha): 9.08	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	Y	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: The site lies adjacent to Catherinefield Moss Local Wildlife site which lies to the north					
Are there any known invasive species within the site	N			GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There are a small number of mature trees within the site.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained.	0		
PLANNING OVERVIEW	The mature trees within the site should be retained and development should not detrimentally impact on the Catherine Moss Local Wildlife Site .								
SEA OVERVIEW	Provided the mature trees within the site are retained and there are no impact on Catherinefield Moss there are no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment : The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Heathhall				Dumfries High					
	Capacity:	26				394					
	Distance:		0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	There is some contamination related to the previous use of the site.		C	X	Previous site investigation indicates that some limited minor remedial actions are necessary which should be implemented before development.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	? and N			O	0		0	
PLANNING OVERVIEW	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
SEA OVERVIEW	Provided the necessary mitigation measures in relation are carried out there should be no SEA issues.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council and SEPA hold records of flooding in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a Surface water south of site.		C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is a 6" water main through site.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There is an industrial estate to the south east of the site which results in emissions and in particular noise generation.	SV	X	Noise attenuation measures will be required to mitigate any adverse impacts that future residents may experience from the adjacent estate and to ensure that the operation of the estate is not compromised. Development in the southern edge of the site will need to be carefully considered in relation to their proximity to the adjacent industrial premises and may not be possible.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is housing.	SV	0		0		
PLANNING OVERVIEW	There are noise issues related to the adjacent industrial estate and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises. This may require a certain separation distances between any new houses and the site boundary.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site is the location of the former college before it's relocation.					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	This is a brownfield site however there are no existing structures for reuse on the site.	SV	+		+	
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Bord Gais Eirann pipeline N		Shell oil pipeline N		Transco pipeline N		
		Comment: There are no servicing constraints in relation to this site						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS N		MoD N		Carlisle Airport N		Coal Authority N HSE N
PLANNING OVERVIEW	The development of this vacant, brownfield site back into use							
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site has been granted Planning Permission in Principle for residential development and has been subject to further detailed applications more recently. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any proposed development of this site should include parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.							
PLANNING OVERVIEW	Suitable access arrangements are achievable for this site.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		This is a generally flat site		SV	0		0	
Can the site make best use of solar gain		Y	Possibly due to the open nature of the site	SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	The site is located within the built up part of the town and would be protected from the prevailing winds by existing development	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There is a second world war bunker on the northern edge of the site which it is recommended to preserve in situ and interpreted as part of the development.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y		C	0	Some public access and interpretation could be provided to the bunker	+	
PLANNING OVERVIEW	The military bunker to the northern edge of the site should be preserved in situ.							
SEA OVERVIEW	Provided that the historic environment interests are retained and preserved there would be no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are a number of mature trees within the site.		SV	+	The mature trees should be retained and incorporated into any layout and design, in line with policy NE7.	+
Will development of the site be well integrated visually with the existing settlement		Y	The site is well related to the existing built up part of the town.		SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	This is a large site however it is well related to existing development in this location is unlikely to be detrimental in the wider landscape context.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing within the settlement boundary						
Have all landowners been identified and have they	Y	The site is owned by a developer and further planning applications are expected shortly.						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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agreed to disposal/development of the site								
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	The site would be expected to come forward for development during the plan period.					
OVERALL PLANNING COMMENT	This site has had planning permission in principle and the current landowner is expected to come forward with further proposals shortly to overcome the noise issues at the site. Provided that the noise mitigation measures are found to be acceptable this is a brownfield site which is well related to existing development in the north eastern part of the town and close to facilities and amenities. It is proposed to retain this allocation in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues through increased traffic movements resulting in increasing carbon emissions. However there are positive SEA effects as this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H5	Source of site suggestion: LDP allocation for long term development	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Ladyfield			
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing): 297769, 574068		Existing LDP allocations/ designations: Yes	
Site Size (ha): 20.13	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	×	0	0	×	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are mature trees both to the western boundary with Kingholm Road and within the site particularly around Ladyfield West.		SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Brownhall	Dumfries High								
	Capacity:	0	394								
	Distance:	0-1	1-5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and									SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 3.2	O	X	The whole of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?			O	?		?
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council and SEPA hold records of flooding in connection to this site. Drainage Impact Assessment required.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing to the north and south, playing fields to the west and the Crichton estate to the east which includes educational and commercial premises.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The site is proposed to be developed for housing.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies between the B725 Glencaple Road and the B726 Kingholm Road, and to the north of the U120n Kingholm Loaning. Two other adjacent consultation sites abut this site to the east (Site DFS.225 and DFS.237). Access to this area south of Dumfries town centre is restricted to a single road - B725 St Michael Street/Nithbank/Glencaple Road. Whilst the relocation of Dumfries and Galloway Royal Infirmary out of town will alleviate some peak traffic issues, redevelopment of the Health Board Estate will in all likelihood bring volumes up to a similar or greater level. In addition, the junction of Kingholm Road with Glencaple Road has severely restricted geometry and visibility and I have concerns regarding any proposal that is likely to increase traffic volumes at this restricted junction. I have no objection in principle to the redevelopment of this site. Initial Masterplanning has been carried out by Charrette, however, it would be appropriate that:- 1) a Transport Assessment be supplied outlining access considerations, traffic volumes, public transport and pedestrian/cycle provision, 2) Access provision (pedestrian, cycle and vehicular) to these sites from the existing road network be agreed with the Roads Authority and 3) An accompanying site development brief/area development framework be submitted and agreed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.					
PLANNING OVERVIEW	There are existing local road network issues surrounding this part of the town however as part of the relocation of the Dumfries and Galloway Royal Infirmary some of the current issues may be alleviated. In order to assess these impacts and as part of the formulation of the South Dumfries Development Framework to look at development strategies going forward a transport study is being prepared to look at transport impacts from the changing circumstances and to look at any mitigation measures that are required. This study is due to be completed late 2016 and will provide additional information when preparing the Proposed Plan for publication early in 2018.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		The site is located on a west facing slope	SV	X		0	
Can the site make best use of solar gain		? The site is west facing	SV	0	The siting and design of buildings should take into account solar orientation.	+	
Is the site protected from prevailing winds		N The site is relatively open to the prevailing winds	SV	X	Sustainable design and construction techniques can	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						incorporate energy efficiency measures in line with policies OP1f and OP2 in order to make the buildings more resilient to climatic factors.			
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time								
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +X		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is partly within a conservation area and wraps around two listed buildings. The site is also within a non-inventory designed landscape and contains War Department boundary markers within the site and to the boundaries.			
		Conservation Area	Y	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	Y				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			C	X	Particular consideration will need to be given to the setting of the listed buildings. Alignment of the boundaries down the river should be retained and respected.	+	
PLANNING OVERVIEW	Development of this site will impact on the setting of the Crichton conservation area and the adjacent listed buildings at Ladyfield East and West and should be sensitively designed to ensure there are no detrimental impacts on these historic assets.								
SEA OVERVIEW	Provided that any development sensitively respects and reflects the historic setting of these important cultural assets then there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the boundary and within the site.				X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well integrated within the town with development for the north east and south			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		Y	There are attractive key views from the Crichton estate to the east			SV	X	Viewlines out of key buildings and locations with the Crichton estate should be retained	0
PLANNING OVERVIEW	Existing mature trees should be retained and incorporated into any development proposal. The site is visually well related to the existing built up part of the town being surrounded on three sides by development.								
SEA OVERVIEW	Provided that the mature trees are integrated into any development going forward then there should be no SEA issues.						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP			The site is allocated for housing in the long term within the settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site	Y		The site is in Council ownership					
Are there any known restrictive covenants or ransom strips	N		The site has previously been leased to the Crichton Trust					
Can the site be delivered within the LDP timeframe	Y		There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT			This site is currently allocated as a long term housing site in the LDP. The completion of the South Dumfries Development Framework will provide a basis going forward as to the development potential for this site and mitigation measures that will be required for any development going forward in this southern part of the time. The site is considered to be well related to existing development and close to local services and facilities. It is proposed to retain this site for long term development in LDP2.					
OVERALL SEA COMMENT			Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H6	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Lincluden Depot			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 296348, 577878			
Site Size (ha): 1.34	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	X	+	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There is no loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible		SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is very easily accessible and is located in close proximity to footpaths and cycleways							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Lincluden				Dumfries Academy / Maxwelltown High School					
	Capacity:	31				396		337			
	Distance:	0-1				1-5		1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	There is potential for contamination from the previous use as Council depot.		C	X	A site investigation would be required and any measures identified should be implemented.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?			O	?		?	
PLANNING OVERVIEW	There is the potential for some contamination in relation to the sites previous use as a depot.								
SEA OVERVIEW	Provided that any mitigation required is carried out prior to development there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and lies in close proximity of the fluvial SEPA flood maps. The Whitesands Flood Risk Assessment demonstrates very low fluvial risk.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures also adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is predominantly surrounded by residential development, open space and community centre. There is a sewage works located to the north of the site	SV	X		X	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The site is for residential development and is compatible with the surrounding uses	SV	0		0	
PLANNING OVERVIEW	There are possible amenity concerns over the proximity to the sewage works.							
SEA OVERVIEW	There are possible negative impacts due to the close proximity of the sewage works.						SEA SCORE: X	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is a former council depot.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	SV O	+	Re -development of the site will bring it back into use	+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	This is a brownfield site and includes large, listed buildings originally built as stables for a previous estate which could be converted.		SV	+	Any re-development of the site should be tied to the refurbishment and conversion and enhancement of the listed stables to provide them with a useful purpose in the future	+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site		Comment: There are no servicing constraints in relation to this site.											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would bring forward a vacant, brownfield land												
SEA OVERVIEW	There are SEA benefits in the redevelopment of vacant brownfield land										SEA SCORE: +		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		<p>The proposed site was formerly a Council Neighbourhood Services and Local Services Depot located on the outskirts of Lincluden, Dumfries. Lincluden Depot is currently served by two-points of access, the first directly off College Road at the northern end of the site and the second from an unadopted private way serving the existing depot, Lincluden Community and Resource Centre, no's 1 and 3 Lincluden Gardens and no. 103 College Road. It should be noted that: - 1) The stone boundary wall along the College Road frontage severely restricts visibility to the south (approximately 2 x 5m) at the existing (northern) access onto College Road. In addition the College Road footway along the site frontage is restricted in width. Formation of any access and widening of the footway at this location will require demolition of the boundary wall along the site frontage with College Road and 2) The private way at its junction with College Road has satisfactory visibility to the south but is restricted to the north, again by a stone retaining wall. If access to the depot site was via this private road then it would require realignment and to be brought up to a fully adoptable standard. The optimum solution would appear to be to demolish the existing boundary wall along the site frontage and construct a new junction for an adoptable road with satisfactory junction visibility and a 1.8m wide footway along the frontage to serve a residential development. However, the location of any proposed access is critical. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.</p>										
PLANNING OVERVIEW	Suitable access are achievable in respect of this site.											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		This is a generally flat site				SV	0				0		
Can the site make best use of solar gain		?	Possibly as there is open space to the south west			SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.			+		
Is the site protected from prevailing winds		Y	Despite the open area to the south west due to the topography of the site it is reasonably well protected from the prevailing winds.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE												
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Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The site lies within a non-inventory designed landscape and includes a listed building in the former stables.				
			Conservation Area	N	Inventory of Historic Battlefield	N					
			World Heritage Site	N	Inventory & Non-Inventory	Y					
			Archaeological site	N	Garden or Designed Landscape						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y				SV	0	Conversion and re-development of the site will allow for greater accessibility and appreciation of the listed building.	+		
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the listed former stable block along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting.										
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should result in positive SEA impacts in helping to preserve built heritage assets for the future.								SEA SCORE: +		

LANDSCAPE											
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.				
			Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Apart from the listed building the remainder of the site has been cleared.				SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.				SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	The listed stables are a feature within the area and clearly visible in the wider landscape.				SV	X	Any development should take careful consideration on the impact on views to the building from the open space to the south.	+	
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development. The former stable block forms an important feature in this part of the town and views to this feature should be retained, particularly from the open space to the south.										
SEA OVERVIEW	Provided that views to the building are retained there should be no SEA issues.								SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing within the settlement boundary									
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site has been purchased from the Council by a housing association and they are preparing to submit a planning application.									
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Y	Development would be expected to come forward during the plan period.									
OVERALL PLANNING COMMENT	This is a brownfield site which is currently allocated for residential development in the current LDP. The site is an infill site within the existing built up parts of										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	the town and is well served by local facilities and amenities. The conversion of the listed building will help to secure a long term use for this local feature and therefore it is proposed to retain this allocation in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues due to the close proximity of the sewage works. However, there are positive SEA effects through the development of this vacant, brownfield site and the conversion of the listed buildings, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H7	Source of site suggestion: LDP allocation (Long term)	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Brownrigg Loaning			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299438, 576624			
Site Size (ha): 37.69	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	XX	0	X	+/x	0	X

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: The site contains ancient woodland to the north west boundary with Lockerbie Road.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There is an area of ancient woodland to the north west boundary and native hedgerow within the site.		C	X	The ancient woodland and, where possible, the natural hedgerow should be retained, enhanced and incorporated in line with policy NE7.	+	
PLANNING OVERVIEW	The area of ancient woodland to the north of the site should be retained.							
SEA OVERVIEW	Provided the area of ancient woodland is retained there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is currently in agricultural use.		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: The site is easily accessible and is located adjacent to footpaths and close to cycleways							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Noblehill		Dumfries High							
	Capacity:	18		394							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing									SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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easy access to active travel provisions. Residential development will help to support services and facilities in the area.

SOILS

Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute) 3.2 and 5.3	O	X	The site is predominantly prime agricultural land which would be difficult to avoid.	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	This is a gently undulating site.	SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.	C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Y	There is peat to the eastern boundary of the site.	O	X	Any development should avoid these areas however it is likely that new accesses would be created along this edge	X	

PLANNING OVERVIEW

Development of the site would result in the loss of both prime agricultural land and peat areas.

SEA OVERVIEW

The loss of prime agricultural land and peat would be a negative SEA impact.

SEA SCORE: X

WATER

Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are areas of obviously wet ground within the site.	SV	X		X	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council hold flood records in connection with this site. A body of water traverses the site and there is a culverted system within the site boundary. Overall the site has a very sensitive hydrology.	C	XX	The Flood Risk Management Team would object in principle to the development of this site	XX	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?		C	0	Site is remote from public sewer - however connection to sewer required but may be constrained if discharging to Loganbarns PS. Appropriate buffer to existing watercourse on site boundary - presumption against culverting. Appropriate SUDS given ground conditions.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	?	A Drainage Impact Assessment should establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	?	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential, agriculture and there is a retail park to the north west corner.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use.					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Although this is a predominantly greenfield site there are existing farm buildings to the northern boundary.	SV	X		The existing farmhouse, which is listed, should be retained and reused within the scheme.	X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: There are no servicing constraints in relation to this site.					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site is located to the east of Stoop Loaning which at this location is a private access way. Suitable access (adoptable) to this site cannot be achieved from Stoop Loaning, owing to restrictions in width and a restricted junction. However; this site forms part of the area identified as DFS.H7 in the "Masterplan Brief for DFS.H3: Noblehill and DFS.H7: Brownrigg Loaning, Dumfries" and would perhaps lend itself to development along with DFS.H3. Therefore, advice for DFS.H3 in regard to Masterplanning and TA are relevant to this site as well. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any proposed development of this site should include parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	The Masterplan Brief for DFS.H3: Noblehill and DFS.H7: Brownrigg Loaning, Dumfries outlines the requirements for development of this site including the need for access links to DFS.H3 and also to the A709. Any new junctions on to the A709 would need to be co-ordinated with all other developments in the area. It is expected that suitable access arrangements could be achieved								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		This is a generally flat site			SV	0		0
Can the site make best use of solar gain		?	Possibly due to the nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The existing farmhouse is a listed building and there is a site of a former farmstead in the south western part of the site.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			C	X	The listed farmhouse should be retained and incorporated into the overall layout and design of any development. Any features found through archaeological evaluation and/or mitigation should be recorded.	+	
PLANNING OVERVIEW	The listed farmhouse to the northern boundary should be retained and integrated into any scheme going forward including in terms of impacts on its setting.								
SEA OVERVIEW	Provided the setting of the listed building is not detrimentally affected there should be no SEA issues.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There is a TPO'd woodland within the site.			
			Wild Land	N	TPOs	Y				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees, including ancient woodland, and native hedgerow within the site.			SV C	X	The mature trees and hedgerow should be retained and incorporated into any layout and design in line with policy NE7.	0	
Will development of the site be well integrated visually with the existing settlement		N	The site does not currently appear well integrated within the settlement as the adjacent site has not yet been developed.			SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	There are currently pleasant rural views across the site and it would be prominent in views from the A75 trunk road, albeit from some distance.			SV	X	Any development of the site will inevitably alter its current rural character however an effective landscaping scheme could ensure that it would not be too prominent in the wider landscape.	0	
PLANNING OVERVIEW	Until such time that the site at DFS.H3 Noblehill is developed this site appears in a somewhat isolated position, separated from the currently built up parts of the town. Issues and concerns are raised in the site assessment in relation to the development of the site at Noblehill site which may have a knock on effect into how this site would relate to the rest of the town in the future. This area currently provides a pleasant rural aspect.									
SEA OVERVIEW	Although the visual prominence issues might be overcome through structural planting there are still issues surrounding its isolation if adjacent development does not go ahead.						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES	
Is the site situated within or adjacent to a settlement boundary within the LDP	The site is currently allocated as a long term housing site within the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.					
OVERALL PLANNING COMMENT	Although this site is currently allocated as a long term housing allocation in the current LDP a number of issues have now been raised which would seem to make it a less attractive site going forward. The objection in principle in relation to flood risk issues makes it difficult to make the site effective. Similar issues affect the adjacent housing allocation at Noblehill and if these cannot be resolved then this site at Brownrigg Loaning would not form a natural extension to the town and could appear visually isolated. Development would also result in the loss of greenfield land and prime agricultural land. As a result it is proposed to de-allocate this site.							
OVERALL SEA COMMENT	Significant negative SEA issues are identified due to flood risk. There are also minor negative SEA issues over the loss of prime agricultural land, development of a greenfield site, increased traffic movements resulting in increasing carbon emissions and in terms of visual impact and isolation from other development. However, there are positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H8	Source of site suggestion: LDP allocation (Long term)	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Catherinefield Farm			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299658, 579956			
Site Size (ha): 12.37	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	Y	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: Catherinefield Moss Local Wildlife Site lies adjacent to the site					
Are there any known invasive species within the site	N			C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways to encourage the movement of species.	+		
PLANNING OVERVIEW	The site is adjacent to both School Wood and the Local Wildlife Site at Catherinefield Moss								
SEA OVERVIEW	Provided appropriate measures are taken to ensure that development would not have a detrimental impact on the biodiversity of the site then there should be no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is currently agricultural land		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Right of Way	N	Core path	N	Cycle path	N				
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Primary					Secondary				
		School name:	Heathhall				Dumfries High				
		Capacity:	26				394				
PLANNING OVERVIEW	Distance:		0-1				1-5				
	The site is located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is located reasonably close to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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DFS.H8

SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The entire site is classed as prime agricultural land.	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	This is a gently undulating site		SV	0		0
Are there any contaminated soils issues on the site		Y	There are no known issues on most of site as its previous and current use is as a farm. An area in the north is shown as previously quarried .		C	X	Some investigation will be required to make sure any infill within the potentially quarried area is suitable for use. Any measures identified should be implemented.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Y	The site includes an area of deep peat to the south		C	X	Development on the site may be possible if it can be ensured that it will not affect the hydrology of the peatland.	0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land and there might be limited areas of contamination that would require remediation. The areas of deep peat should be avoided in any development scheme.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact although any contamination and deep peat concerns could be mitigated against.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted. Also potential for groundwater flooding issues so site investigation required	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	The site is remote from but would need to connect to public sewer.		C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0

DFS.H8

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is a 9" Water Distribution pipe through site.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
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PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	
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AIR QUALITY

Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
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What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There are existing commercial/industrial premises to the west of the site, the local wildlife site to the south and predominantly agricultural land to the east.	SV	X	The site will be assessed against policy OP1a. Some noise attenuation measures and structural planting for screening will be required to mitigate against any adverse impacts.	0	
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Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development.	SV	0		0	
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PLANNING OVERVIEW	Any identified noise mitigation measures should be implemented							
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	
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MATERIAL ASSETS

Is the site.....		Brownfield		Comment: The site is greenfield and currently in agricultural use.				
		Greenfield	Y					

Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0
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Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or		?	Although this is predominantly a greenfield site there are existing farm buildings within the site.	SV	X	The existing farmhouse could be incorporated within any proposals. It is unlikely that to have been constructed to the same energy efficiency standards as a new build	X	
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
recycle or recover on-site materials/resources						property			
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to this site.			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			As has previously been noted in respect of this site, there are access constraints and it is likely that access to this site would require to be off the A701 Trunk Road primarily via the site to the west (referenced as DFS.MU204 on the plan) and you should refer to comments in respect of that site. It would be appropriate that this site be subject to Masterplanning and submission of a full transport assessment. To assist with development of this site a Masterplan Brief (Non Statutory Supplementary Guidance) should be developed by the Council to assist and inform the production of a Masterplan by a developer The masterplan brief should set out the essential and desirable framework that any future development proposal should adhere to. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any proposed development of this site should include parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	There are constraints relating to access arrangements for this site that require to be resolved. It is appropriate and expected that this site to be accessed through a link to the A701, perhaps the adjacent site DFS.H205 should this site come forward as an allocation.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site.	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		N	The openness of the site offers little protection from prevailing winds.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						resilient to climate change.			
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time								
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There is known archaeology in adjacent fields and therefore evaluation of the southern part of the site will be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly			C	X	Recording of any features found in the evaluation.	+
PLANNING OVERVIEW	Any archaeological evaluation required to the southern part of the site should be carried out prior to development.								
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out there should be know SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	There are few landscape features within the site.			SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site lies on the edge of the settlement between existing built up parts of the town.			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		Y	There are pleasant rural views across the site from Catherinefield Road			SV	X	Any development of the site will inevitably alter its current rural character.	X
PLANNING OVERVIEW	Although on the edge of the town the site is visually well related to existing development but would impact on its rural character.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing in the long term within the settlement boundary						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	There remain access issues in relation to the site which rely on the redevelopment of adjacent sites before they are fully resolved.					
OVERALL PLANNING COMMENT	This site is currently allocated as a long term housing site in the LDP and is well related to other development in the area. There are ongoing access constraints in relation to this site which is why it has been timetabled for long term development. It is also expected that the brownfield sites to the north and west of this site should be developed in the first instance. The redevelopment of the site to the west would then provide the direct access to the A701 which would help to alleviate the access concerns. It is proposed to retain this site for long term development in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Various ongoing applications for part of the site (14/P/3/0204, 16/P/3/0249 and 15/P/3/0174) for business start-up units, builders storage yard and recovery centre as well as an extension to the aviation museum.	
Site name: Heathhall - north of Aviation Museum			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations / designations: Yes	
OS Grid Reference (Easting, Northing): 300069, 578563			
Site Size (ha): 10.89	Proposed use: Business and industry	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	x	+	+/-	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	No loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although the site is publicly accessible it does not form an open space function		SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: There is a core path and cycle path adjacent to the southern end of the site							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	n/a									
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site is possibly contaminated due to its previous use as an airfield.		C	X	A site investigation would be required and if necessary remediation. Any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	There is possibly some contamination within the site that may need to be remediated before development takes place								
SEA OVERVIEW	Provided that any contamination found on the site is remediated then there are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. The FRA would also establish what impact, if any this development has on the existing waste water network. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The Drainage Impact Assessment would establish what impact, if any this development has on the existing waste water network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network. Any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site forms a larger area predominantly in business and industrial use.	SV	X		X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A Noise assessment may be required and any measures identified should be implemented..	X		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment The site forms part of a former airfield.					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	S	+	Development would bring this vacant site back into use	+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no existing structures to reuse on the site although it is a brownfield site		SV	+		+	
Does the site have existing and potential mineral extraction		N			O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to the site		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	The development of this former airfield would bring a vacant, brownfield site back into use							
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site has been the subject of planning applications during the current LDP period. Access is available from the U50n Tinwald Downs Road, U175n Heathhall Industrial Estate Link Road, and the unadopted section of the Heathhall Industrial Estate Link Road. Planning Permission and Road Construction Consent has been granted for a Business Park (Scottish Enterprise) though this remains unimplemented. It is a requirement that an adoptable road extend through this site and the adjacent site to the east (DFS.B&I4) and to the C7n Catherinefield Road. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site is achievable and the estate link road which has been agreed should be completed to link the east and west ends of the estate.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a generally flat site			SV	0		0
Can the site make best use of solar gain		Y	Possibly, due to the open nature of the site		SV	0	The layout should ensure solar gain	+
Is the site protected from prevailing winds		?	There is a wooded area to the south west of the site which provides some protection but the site itself is relatively open		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures and make them more resilient to projected climatic changes	+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The control tower to the former area is listed and forms part of the aviation museum located within the site. The impact of any development on the setting of this listed structure will need to be assessed and carefully considered.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	N	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly		SV	0	Ensuring the setting of the control tower is retained and enhanced will help to provide some interpretation of the historic aspect of this site.	+
PLANNING OVERVIEW	The site contains the listed former control tower which would need to be retained and its setting carefully considered.							
SEA OVERVIEW	Provided that careful account could be taken to the setting of the listed building, its retention does provide some interpretation and historical context to the site in the future						SEA SCORE: +	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSA's	N	Comment: There are no designations affecting the site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	This is a flat, grassed site with little vegetation or landscape features			SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site forms part of a larger area used for industrial and business purposes contained by woodland to the south west and existing residential development to the north on the edge of the town.			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N	Due to the existing woodland the site is relatively well screened			SV	0		0
PLANNING OVERVIEW	The site is located on the edge of the town and is part of an wider area used for industrial and business purposes and due to existing woodland is visually well screened. Development in this location would not adversely impact on the wider landscape.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in three ownerships. There is a proposed extension to the aviation museum in the southern portion of the site. The owners of the land to the south of the museum are not currently marketing this part of the site.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
OVERALL PLANNING COMMENT	<p>The site is currently allocated for business and industry and well related to other business uses in the locality and would bring back into use a brownfield, vacant site. There are concerns regarding possible adverse impacts of business uses adjacent to residential properties, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. Further investigation will be required in respect of flood risk and there may be some contamination issues should the existing garage be redeveloped. Care in design and layout would need to be carried out to ensure that there was no detrimental impact on the setting of the listed former control tower.</p> <p>The Aviation Museum has purchased some of the site for expansion of the museum and as a result a small portion of the southern end of the site has been separated from the main site. It is proposed to exclude these southern areas from the allocation going forward and show them as an area of Established Business and Industry land instead. The remainder of the site is proposed to remain as an allocation for business and industry purposes.</p>							
OVERALL SEA COMMENT	<p>Minor negative SEA issues in respect of possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques. Retention of the listed former control tower could result in benefits to interpreting the site.</p>							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 2	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Two parcels of land have planning permission (14/P/3/0162 and 14/P/3/02237)	
Site name: Cargenbridge			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 294973, 574782			
Site Size (ha): 12.31	Proposed use: Business and industry	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	X	+	X	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There are a number of mature trees and boundary screening		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained and boundary screening strengthened.	0	
PLANNING OVERVIEW	The existing boundary trees should be retained and strengthened to provide additional screening to the site.							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible		SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site lies in close proximity to footpaths and adjacent to a cyclepath							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	n/a									
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site lies within a reasonable distance to services and is close to footpaths and cycleways to provide options for active travel. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site has been contaminated due to previous uses		C	X	The site has been extensively investigated and remediated and is now suitable for commercial/industrial use	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	This site has previously been contamination but remediation has already taken place and the site is now suitable for redevelopment.								
SEA OVERVIEW	There are now no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in pluvial SEPA flood maps and the council hold flood records in connection to this site. Surface water flooding also a potential issue.		C	X	A Flood Risk Assessment, including topographical information, is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site known to be in an area of historic land contamination which may constrain the use of the site and influence the surface water drainage strategy		C	X	An appropriate SUDS scheme is required.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith waste water zone		C	?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	?
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Proposed water main		C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	There is sufficient capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified in the FRA are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site forms part of a larger area of business and industrial uses with residential properties to the south	N	X		X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industrial purposes which may potentially add to emissions in the area and impact on residential properties to the south.	O	X	Policy OP1a would be used to assess the likely adverse impacts of any development on the site. Noise assessment may be required for those areas close to the residential properties. Any measures identified should be implemented.	0		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site has been in used previously for industrial purposes					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+	+		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no existing structures for reuse on the site although this is a brownfield site.		SV	+	+		
Does the site have existing and potential mineral extraction		N			GIS	0	0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0	0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)									
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE	Y	
PLANNING OVERVIEW	Redevelopment would bring a vacant, brownfield site back into use. The HSE would need to be consulted in relation to any proposed development but this is not considered to prevent development going forward.								
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for Business and Industrial use, is located northwest of the A711 Dumfries to Dalbeattie public road between the U225n Garroch Loaning and the ICI roundabout. This site has been the subject of 2 earlier planning applications with consent granted for a Business Park (phase 1 and 2), Construction of phase 1 has been completed (albeit not yet adopted). The area covered by phase 1 and 2 of the business park extends from the roundabout on the A711 to the private access track from the U225n Garroch Loaning that serves the former ICI Works and Kerr Transport. A recent enquiry has been made involving the removal of an internal site bund and development of the phase 2 site with an access off Garroch Loaning. It should be noted that any development of this proposed site should be in accordance with the access conditions imposed upon the existing consents (or any consent that may be issued) and include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Access to the site is achievable.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site		SV	0		0
Can the site make best use of solar gain		Y	Possibly due to the open nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+
Is the site protected from prevailing winds		N	Although there is some planting to the south western boundary the site itself is relatively open.		SV	X	The existing boundary planting can be strengthened to provide some protection. Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE								
Will the development of the site affect any	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no designations in relation to this site.		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
of the following including their setting			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment concerns.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	This is a flat site with some vegetation and mature boundary trees.			SV	0	The boundary tree planting should be retained to assist in screening the site, particularly to the south where the site lies close to residential properties. Development should also be set back from this boundary	0
Will development of the site be well integrated visually with the existing settlement		Y	The site forms part of a larger area used for industrial and business purposes and is visually well contained on the edge of the town.			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N	The site is not clearly visible due to existing screening			SV	0		0
PLANNING OVERVIEW	The site is well contained by the railway embankment and existing commercial uses to the west. And residential properties to the south. It is, however, visually exposed to neighbouring residential properties and additional screening will be required along with development being set back from the boundary to mitigate against these issues.								
SEA OVERVIEW	Additional screen planting to the boundaries will ensure that there are no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is Scottish Enterprise who have created serviced plots which are currently being marketed						
Are there any known restrictive covenants or ransom strips	N	Although there are no ransom strips the adjacent landowners/operators do have some control over the possible new uses which has previously hampered any marketing efforts. This control is due to come to an end in 2017.						
Can the site be delivered within the LDP timeframe	Y	Yes, once the above controls are lifted.						
OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and well related to other business uses in the locality and would bring back into use a brownfield, vacant site. There are concerns regarding possible adverse impacts of business uses adjacent to residential properties, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. The site has been divided into serviced plots which have been							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	marketed and interest in these areas is being shown. Further investigation will be required in respect of flood risk issues. It is proposed to retain this allocation for business and industry purposes in the LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues in respect of possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 4	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Heathhall Airfield			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 300404, 578695			
Site Size (ha): 7.12	Proposed use: Business and industry	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	X	+	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: There is an area of ancient woodland to the northern boundary.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There is an area of ancient woodland to the north of the site and beyond the boundaries		SV	X	The woodland to the north should be retained and strengthened in line with policy NE7	0	
PLANNING OVERVIEW	There is an area of ancient woodland to the north of the site which should be avoided.							
SEA OVERVIEW	Provided the ancient woodland is not included in any development proposals then there would be no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	n/a				n/a					
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute) urban	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		Y	The site is possibly contaminated due to its previous use as an airfield.	C	X	Site investigation would be required before development and any measures identified should be implemented	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	O	?		?		
PLANNING OVERVIEW	There is possibly some contamination within the site that may need to be remediated before development takes place								
SEA OVERVIEW	Provided that any contamination found on the site is remediated then there are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are some areas of reeds indicating wetter ground conditions	C SV	X		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	There is a body of water adjacent to site.	C	X	A Flood Risk Assessment is required and any measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a Foul sewer within the site.	C	0	A Drainage Impact assessment would also establish what impact, if any this development has on the existing network. Any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is a 6" water main through the site	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site forms part of a larger area in business and industrial use and there are residential properties to the north	SV	X		X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industry purposes which may potentially add to emissions in the area.	SV	X	Any development would be assessed against policy OP1a for any likely adverse impacts, particularly in relation to the neighbouring residential properties. Noise assessment may be required and any measures identified should be implemented	X		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site forms part of a former airfield					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	O	+	Development would bring this vacant site back into use	+		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no existing structures for reuse on the site although this is a brownfield site.	SV	+		+		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste	PHH	N		O	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
management site and could, therefore, compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	The development of this former airfield would bring a vacant, brownfield site back into use								
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site for Industrial / Commercial use lies southwest of the C7n public road and northwest of the private Industrial Estate access road its junction with the C7n. There is no objections in principle to development of this site subject to suitable access arrangements. It is a requirement that an adoptable link road extend from the adjacent site (DFS.B&I1) through this site and to the C7n. The type and location of an access onto the C7n requires to be agreed to the satisfaction of the Road Network Manager in advance. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site is achievable and the estate link road which has been agreed should be completed to link the east and west ends of the estate.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site	SV	0		0	
Can the site make best use of solar gain		Y	Possibly due to the open nature of the site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is relatively open and not well protected from prevailing winds	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 can help to make the buildings more resilient to climate change.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There are no overriding issues however archaeological mitigation may be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	This site includes the runway to the former airfield and there may be some archaeological mitigation required prior to redevelopment								
SEA OVERVIEW	Provided any mitigation required is carried out there should be no further SEA issues						SEA SCORE: 0		

LANDSCAPE											
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.				
			Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the northern boundary which form part of an ancient woodland.			SV	X	The trees to the northern boundary should be retained and strengthened to provide attractive screening to the residential properties to the north. Additional planting to the eastern boundary would also assist in ensuring that the site is not visually prominent from Catherinefield Road		+	
Will development of the site be well integrated visually with the existing settlement		Y	The site forms part of a larger area used for business and industry purposes which is well contained by existing development and the road network on the edge of the town.			SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	Planting to the eastern edge will ensure that the site will not be visually intrusive.		0	
PLANNING OVERVIEW	The site is located on the edge of the town and is part of an wider area used for industrial and business purposes and due to existing woodland is visually well screened. Development in this location would not adversely impact on the wider landscape.										
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0				

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is owned by Scottish Enterprise and is being marketed.
Are there any known restrictive covenants or ransom strips	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand						
OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and well related to other business uses in the locality and would bring back into use a brownfield, vacant site. There are concerns regarding possible adverse impacts of business uses, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. Further investigation will be required in respect of flood risk and there may be some contamination issues. It is proposed to retain this business and industry allocation in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues in respect of possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 5	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Two parcels of land have planning permission for office/industrial building (15/P/3/0106 and 15/P/3/0359)	
Site name: land south of Dumfries Enterprise Park			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299848, 578494			
Site Size (ha): 8.34	Proposed use: Business and industry	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	X	+	+/-x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: There is an area of ancient woodland in the southern part of the site				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	A large proportion of the southern part of the site is wooded, most of which appears to be self seeded		SV	X	Some proportion of the woodland should be retained in line with policy NE7.	0	
PLANNING OVERVIEW	There is an area of ancient woodland in the southern part of the site which should be avoided however it will reduce the developable area							
SEA OVERVIEW	Provided the ancient woodland is not included in any development proposals then there would be no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways						
		Core path		Y							
		Cycle path		Y							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		n/a				n/a				
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site is possibly contaminated from its previous use as an airfield		C	X	A site investigation would be required before development and any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	There is possibly some contamination within the site that may need to be remediated before development takes place								
SEA OVERVIEW	Provided that any contamination found on the site is remediated then there are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in pluvial SEPA flood maps.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There are two 6" water mains within site		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall waste water network and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site forms part of a larger area predominantly in business and industry use.	SV	X		X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industry purposes which may potentially add to emissions in the area.	O	X	Policy OP1a would be used to assess any adverse likely impacts of a development and should any issues be identified then measures to resolve them should be implemented	X		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: This site forms part of a former airfield					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no existing structures for reuse on the site although this is a brownfield site		SV	+		+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	The development of this former airfield would bring a vacant, brownfield site back into use							
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for Business and Industrial use, is located alongside, and accessed from, the U175n Heathhall Industrial Estate Link Road, and the unadopted section of the Heathhall Industrial Estate Link Road at Heathhall and includes existing woodland and the remnants of the former airfield runway. The private Industrial Estate access road, though constructed under Road Construction Consent has not been fully adopted due to a failure to implement a Section 75 agreement. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site is achievable and the estate link road which has been agreed should be completed to link the east and west ends of the estate.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	Due to the existing woodland the site is well protected from prevailing winds	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	

CULTURAL HERITAGE								
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There are no designations in relation to this site.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues in relation to this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	The site forms the concrete runway to the former airfield although there is extensive tree planting to the southern part of the site			SV	X	Some of the tree coverage to the western and southern boundary should be retained and integrated into any development.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site forms part of a larger area used for industrial and business purposes on the edge of the town which is well contained by existing woodland and development			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site is located on the edge of the town and is part of a wider area used for industrial and business purposes and due to existing woodland is visually well screened. Development in this location would not adversely impact on the wider landscape.									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	?	The current landowners have yet to be identified.							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	N								
OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and well related to other business uses in the locality and would bring back into use a brownfield, vacant site. There are concerns regarding possible adverse impacts of business uses, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. In the interests of clarity it is proposed to reduce the area of the allocation to exclude the								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	area of ancient woodland in the southern portion of the site. Further investigation will be required in respect of flood risk and there may be some contamination issues. It is proposed to retain this business and industry allocation in LDP2							
OVERALL SEA COMMENT	Minor negative SEA issues in respect of possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 6	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Brasswell			
Settlement: Dumfries	Current use: Predominantly agriculture but there is a car sales showroom to the northern boundary	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 300439, 575898			
Site Size (ha): 8.46	Proposed use: Business and commercial	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	X	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH																	
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: Existing footpaths and cycleways are located a little distance from the site													
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Right of Way	N	Core path	N	Cycle path	N	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: n/a					Secondary									
		Capacity:															
		Distance:															
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0								
PLANNING OVERVIEW	The site is well located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.																
SEA OVERVIEW	The site is well located to local services and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute) 5.1, 5.3 and urban	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		?	The majority of the site has no known previous use but there is a garage to the northern boundary	C	X	The garage in the north west of the site would require investigation if it were to be redeveloped and any measures identified should be implemented	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		O	0		0		
PLANNING OVERVIEW	There is possibly some contamination within the site that may need to be remediated before development takes place								
SEA OVERVIEW	Provided that any contamination found on the site is remediated then there are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps and also appears in the pluvial SEPA flood maps. A body of water sits adjacent to the site and surface water flooding also identified as a potential issue.	C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	An appropriate buffer should be provided to the watercourse and there is a presumption against culverting.	C	X	Such measures should be implemented	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Limited capacity for development	C	0	A Drainage Impact Assessment would also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	There is a water main within the site	C	?	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Any measures identified should be implemented. As Scottish Water are funded for Growth	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for wastewater but further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented and that sufficient water supply capacity can be found then there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	?	There are a mix of residential, commercial and industrial uses surrounding the site	SV	+/x		+/x		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Development of the site is likely to be for business and commercial uses contained within Class 4 of the Use Classes (Scotland) Order	O	0	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts particularly on nearby residential properties	0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: Predominantly in agricultural use although there is an existing garage/car sales showroom to the north				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Apart from the garage/showroom it is predominantly a greenfield site	SV	X		X	
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N		O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to this site.			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site lies south of the A780 Annan Road and north of the Dumfries to Carlisle railway line. It includes undeveloped ground adjacent to an existing commercial garage. The U107n public road, a cul-de-sac, passes through this site and in addition to residential dwellings, serves an engineering company and Dundas Chemicals Company at Mosspar. The U107n/A780 Annan Road junction has been identified as having restricted capacity and I would not be in favour of any development that increased vehicle movements through this restricted part of the road network. Access to this site should be either via the existing private access way (Brasswell Park) and roundabout and/or via a new adoptable road from the A780 that would link directly to the U107n near Acreland (thus allowing the U107n to be stopped-up in the vicinity of Brasswell Farm Bungalow). Given the proposed mixed usage on this site it would be appropriate that a site development brief be agreed that should consider access provision in the context of (a) requirements for the proposed developments and (b) the impact on existing users of the public road network, and include a transport assessment (to determine appropriate junction type provision). It should be noted that any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW	Access is achievable to this site either from Brasswell Park or from the A780.										

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to its open nature	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	This is a relatively open site with no protection from the prevailing winds	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	developed could generate a large number of traffic movements which is unknown at the current time								
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no designations in relation to the site			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations in relation to the site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	There are no landscape features within the site		SV	0		0	
Will development of the site be well integrated visually with the existing settlement		?	The site is located to the eastern fringes of the town and development in this part of the town is a little spread out in nature however the site is reasonably well contained within defined boundaries although visibly prominent in this area of flat land.		SV	+/x	Additional screen planting along the railway line to the south and also the eastern and northern boundaries would lessen its visual impact.	0	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	Providing additional boundary planting is included in any development proposal this site would appear to be appropriate albeit on the fringes of the town.								
SEA OVERVIEW	Any development proposal should include boundary landscaping and screening to mitigate against the visual impact of development in this relatively flat landscape.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement	Y	The site is allocated for business and industry purposes within the settlement boundary						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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boundary within the LDP								
Have all landowners been identified and have they agreed to disposal/development of the site		Y	It is unknown to what extent the site has been actively marketed.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and well related to other commercial uses in the locality. There are concerns regarding possible adverse impacts including the increase in transport movements. Further investigation will be required in respect of flood risk and there may be some contamination issues should the existing garage be redeveloped. It is proposed to retain this business and commercial allocation in LDP2							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I 7	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Clumpton Hill			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299596, 577244			
Site Size (ha): 3.92	Proposed use: Business and commercial	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	X	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issue affecting the site.							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: n/a				Secondary				
		Capacity:					n/a				
		Distance:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute) 3.2 and 5.3	O	X	Development in the northern part of the site should be avoided	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		N	No known previous use.	C	0		0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Y	Part of the site to the south east corner contains peat soils	O	X	Development in the south eastern corner of the site should be avoided	0		
PLANNING OVERVIEW	There are areas of peat to the south eastern corner and prime agricultural land to the northern boundary which should be avoided. Consideration would need to be given as to whether the remaining area is viable in terms of development potential.								
SEA OVERVIEW	Provided that the areas of peat and prime agricultural were avoided then there are no SEA issues.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. A body of water traverses the site.	C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the sewer but must connect. Appropriate SUDS treatment is required. There is a watercourse through the site –but there would be a presumption against culverting which may constrain development potential. Appropriate buffers to this are also required.	C	X	All such measures should be implemented	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith waste water zone	C	?		?	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for a water supply but further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place. The site is outwith the waste water zone								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site lies adjacent to the A75 trunk road and protected open space at Clumpton Hill	SV	X	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Development for this site is likely to be for business and commercial uses contained with Class 4 of the Use Classes (Scotland) Order	SV	0	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts	0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site.	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site.									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site lies to the north of the A709 at its junction with the A75(T). Access to this area will require to be off the A709 Lockerbie Road. The A709 at this location is de-restricted and there are existing junctions to the south of the A709 (Brownrigg Loaning and Tarff Valley Ltd.) along this site frontage. Any proposed access to this site will need to address potential conflicts with those exiting junctions and proximity to the A75 roundabout. It is likely that a suitable access arrangement will require additional land take from this site. It would be appropriate that a TA be provided for this site to support proposed junction location and type and be agreed by this Council and Transport Scotland. Should a satisfactory junction arrangement be achievable, development of this proposed site should also include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW	There are potential conflicts with other junctions in the area and the proximity of the site to the A75 roundabout and as a result suitable access arrangements may require additional land take from this site. A Transport Assessment would be appropriate for this site to support the location and type of any new junction/access in discussion with the Council and Transport Scotland.									

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is an east facing site as Clumpton Hill rises to the western edge			SV	0		0		
Can the site make best use of solar gain		?	Possibly due to its generally open nature			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	This is a relatively open site with little protection from the prevailing winds			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time									
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements							SEA SCORE: +X		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There are no designations in relation to the site		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	V			SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Clumpton Hill to the west forms an important landscape feature in the area			SV	X	Any development of the site should be designed to respect this feature and should be limited to the lower slopes	0
Will development of the site be well integrated visually with the existing settlement		N	This is a visually prominent site located adjacent to the A75. Despite the commercial premises to the south this is a visually isolated location, physically separated from the built up part of the town by Clumpton Hill			SV	X	Structural planting would be required to the boundary with the A75 to ensure there were no adverse impacts on the wider landscape	0
Are there any locally attractive views that will be impacted by development of the site		Y	The site is very visible when travelling along the A75			SV	X	Structural planting may assist in reducing its visual impact	0
PLANNING OVERVIEW	Any development should be limited to the lower slopes of Clumpton Hill and structural planting will be required to the lessen the visual prominence of this site from the A75.								
SEA OVERVIEW	Any development proposal should include boundary landscaping and screening to mitigate against the visual impact of development in this visually prominent location.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Can the site be delivered within the LDP timeframe	?	There are a number of issues which may impact on the viability of this site discussed below.						
OVERALL PLANNING COMMENT	There are concerns over the viability of this site in terms of the area remaining for development if the areas of peat, prime agricultural land, and the lower slopes of Clumpton Hill are avoided, the land take required for access provision and structural planting to reduce the visual prominence of the site. Notwithstanding the adjacent commercial unit, the site is also visually separated from the main built up areas of the town. As a result this site is now being considered as an alternative site at this time.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.TC1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Brooms Road			
Settlement: Dumfries	Current use: Car park, day centre and sports club	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 297487, 575890			
Site Size (ha): 1.54	Proposed use: Mixed use of retail, offices and leisure	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+/-	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	No loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issues relating to this site.							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1	Comment: The site is located close to both footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: n/a				Secondary				
		Capacity:					n/a				
		Distance:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways providing easy access to active travel provisions. The provision of additional leisure, retail and employment opportunities adjacent to the town centre would be beneficial to the town.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to additional facilities and employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	Site of former town gasworks.		C	X	Previous reports show contamination remaining beneath the car park. Remediation would be required before redevelopment.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	There is possibly some contamination within the site that may need to be remediated before development takes place								
SEA OVERVIEW	Provided that any contamination found on the site is remediated then there are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and also appears in the medium likelihood fluvial SEPA flood maps. A culvert traverses the site. The council and SEPA hold flood records in connection to this site.		C	X	A Flood Risk Assessment is required. Any measures identified should be implemented. Any development should not adversely impact on the culverted watercourse. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culvert crosses site which may constrain developable extent of site.		C	?	Consideration should be given to the location of the existing culvert in any layout	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	A Drainage Impact Assessment should also establish what impact, if any this development has on the existing network and any measures identified should be implemented	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site lies on the edge of the town centre where there are a mix of uses but not necessarily polluting	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	It is expected that this site will be developed for uses similar to that found in the town centre	SV	0	Any development would need to be assessed against policy OP1a, particularly in relation to any potential noise levels in order to ensure that there is no loss of amenity to neighbouring residential properties	0		
PLANNING OVERVIEW	The site lies adjacent to the town centre next to similar uses that are proposed for the site. Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: This site is currently a car park but was the location for the former gasworks					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site. Although there are existing structures on site in terms of the day centre and sports club these are in separate ownership and may not form part of any redevelopment of the site	SV	+		+		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)													
Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline			N	
			Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE		N
PLANNING OVERVIEW	Development would be a re-development of a brownfield site												
SEA OVERVIEW	Development of brownfield sites would have a positive SEA impact											SEA SCORE: +	

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site, currently a public car park serving Dumfries Town Centre, takes vehicular access from Brooms Road and Shakespeare Street and has pedestrian links to Burns Street and Cumberland Street. The culverted Mill Burn crosses beneath the site from Cumberland Street to Burns Street. Redevelopment of this site should include proposals for maintaining availability of town centre parking within or outwith the site as well as any required parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Any redevelopment of the site should provide for replacement parking provision.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site				SV	0				0	
Can the site make best use of solar gain		?	Possibly				SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		Y	The site is located on the edge of the town centre, well protected from the prevailing winds by surrounding buildings				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time												
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements											SEA SCORE: +/X	

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site lies on the edge of a conservation area and close to a number of listed buildings. The remains of the former gasworks are an industrial heritage feature whilst the site lies on the line of the former town defensive ditch and as a result							
Conservation Area		Y	Inventory of Historic Battlefield	N									
World Heritage Site		N	Inventory & Non-Inventory	N									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		Archaeological site	Y	Garden or Designed Landscape		archaeological evaluation and/or mitigation will be required.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	SV	X	Recording of any features found in investigation	+		
PLANNING OVERVIEW	There are some historic features within the site that will need to be investigated and perhaps recorded								
SEA OVERVIEW	Any investigation and recording of features found will provide some interpretation and historical context to the site in the future						SEA SCORE: +		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSA's	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Development of the site may impact on the setting of cultural assets		SV	X	Careful consideration of design and layout, taking into account advice in OP2 and where appropriate HE1 and HE2, should limit any adverse impacts	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site lies on the edge of the town centre and is well integrated within the built up part of the town		SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N	Due to the built up nature of the site development is unlikely to result in adverse impacts on views		SV	0		0	
PLANNING OVERVIEW	The site is well integrated with existing development on the edge of the town centre and is a logical extension to the existing uses within the town centre.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for town centre purposes within the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	?	There are a number of landowners and it might be more appropriate to remove both the daycare centre and table tennis club from the boundary as still are both in use and this may ease site assembly issues.						
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y							
OVERALL PLANNING COMMENT	The site is considered to be the most appropriate location for additional retail, leisure and offices uses should such a demand arise being located adjacent to the town centre and benefitting from good access links and as a result it is proposed to retain this allocation in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues, due to the increased traffic movements resulting in increasing carbon emissions. However, this is a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques. Archaeological investigation and recording could result in benefits to interpreting the site.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H201	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: DGRI, Bankend Road			
Settlement: Dumfries	Current use:		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE									

Scoring – two columns have been added for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx
LDP 1	+3 +2	+2 +1	0	!	+/-	-1 -2	-2 -3

Some sense checking will be required where + or – 2 has been used as to whether it is considered to be significant or not

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs		LNR		SPAs		SSSIs	
	NNR		Local wildlife sites		Natterjack toads		Great Crested Newts	
	RAMSAR		Geodiversity Sites		Other protected species		Marine Consultation Zones	
	Ancient/semi-natural woodland							
Comments:								
Are there any known invasive species within the site								
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity								
PLANNING OVERVIEW								
SEA OVERVIEW								SEA SCORE:

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA										
		Distance (km)									
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		Comment:							
		Core path									
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall		Sports facilities		Hospitalities		Local shops (convenience)		Bus stop	
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW											
SEA OVERVIEW								SEA SCORE:			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land			Soil classification (The James Hutton Institute)						
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)									
Are there any contaminated soils issues on the site									
Is the site on peatland and could the development of the site lead to a loss of peat	CF								
PLANNING OVERVIEW									
SEA OVERVIEW							SEA SCORE:		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L								
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH								
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH								
Is there sufficient capacity for the development to connect to the mains water supply	PHH								
PLANNING OVERVIEW									
SEA OVERVIEW							SEA SCORE:		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH							
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)								
PLANNING OVERVIEW								
SEA OVERVIEW								SEA SCORE:

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield						
Is the site vacant or derelict			Is it contained within the Vacant and Derelict Land Survey					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site		Pylons		Bord Gais Eirann pipeline		Shell oil pipeline		Transco pipeline
		Comment						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		MoD		Carlisle Airport		Coal Authority
								HSE

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW								
SEA OVERVIEW								SEA SCORE:

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated								
PLANNING OVERVIEW								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)								
Can the site make best use of solar gain								
Is the site protected from prevailing winds								
PLANNING OVERVIEW								
SEA OVERVIEW								SEA SCORE:

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building		Scheduled Monuments		Comment		
		Conservation Area		Inventory of Historic Battlefield				
		World Heritage Site		Inventory & Non-Inventory				
		Archaeological site		Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L							
PLANNING OVERVIEW								
SEA OVERVIEW								SEA SCORE:

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs		RSA		Comment		
		Wild Land		TPOs				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level								
Will development of the site be well integrated visually with the existing settlement								
Are there any locally attractive views that will be impacted by development of the site								
PLANNING OVERVIEW								
SEA OVERVIEW							SEA SCORE:	

PLANNING/EFFECTIVENESS ISSUES	
Is the site situated within or adjacent to a settlement boundary within the LDP	
Have all landowners been identified and have they agreed to disposal/development of the site	
Are there any known restrictive covenants or ransom strips	
Can the site be delivered within the LDP timeframe	
OVERALL PLANNING COMMENT	
OVERALL SEA COMMENT	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H202	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land at Maxwelltown Station Road, Prospect Hill			
Settlement: Dumfries	Current use: Paddock	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 294996, 575819			
Site Size (ha): 1.22	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Laurieknowe				Maxwelltown High / Dumfries Academy					
	Capacity:	6				337 396					
	Distance:	1-5				1-5 1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is on the fringes of the town located some distance from the site however footpaths and cycleways are located adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is located some distance from local services but there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 4.2	O	X	The main part of site is prime agricultural land which would be difficult to avoid in development.	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Cargen Water adjacent to site		SV	0	See below	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site is located adjacent to medium likelihood fluvial SEPA flood maps the site appears in the pluvial SEPA flood maps. SEPA hold various records of flooding in the area attributed to fluvial, surface water and other drainage issues		C	X	A Flood Risk Assessment is required to include topographic information and a detailed layout plan will also be required. A surface water flood hazard has been identified along with various record of flooding in the area and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted. Any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the sewer - in principle SEPA are not supportive of further private foul drainage arrangements.		C	X		?
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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development to connect to the mains water supply									
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the DIA or FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Surrounding land uses include, residential properties and the A75 trunk road.	SV	X	Any development would need to be assessed against policy OP1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts from the A75	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0		
PLANNING OVERVIEW	Any identified noise mitigation measures should be implemented								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is currently used as a paddock					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to this site.		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site lies to the north west of Maxwelltown Station Road, bound to the west by the A75 Trunk Road. There may be difficulty in forming a site access for an adoptable road, this may require significant engineering works. It should be noted that the junction of Maxwelltown Station Road and Castle Douglas Road has restricted visibility, with little scope for improvement. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	There may be difficulty forming a site access for an adoptable road due to restricted visibility. Significant engineering works may be required.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		South westerly			SV	0		0	
Can the site make best use of solar gain		Y	Due to its linear form and generally south westerly aspect solar gain could be used to great effect		SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is partially protected by existing vegetation but the upper slopes are more exposed.		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques						SEA SCORE:+		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building N Scheduled Monuments N Conservation Area N Inventory of Historic Battlefield N	Comment: No historic environment issues identified for this site					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
PLANNING OVERVIEW	There are no historic environment issues							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE:0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0
Will development of the site be well integrated visually with the existing settlement		N	Development would be consistent with area to north-east between A75 and former railway line however the site has a rural character and setting which would be detrimentally impacted by development,		C and SV	X	Development of the site is unlikely to achieve a good standard of residential amenity. It would require extensive earthmoving to create bunding and additional tree planting to mitigate detrimental impacts to/from A75.	X
Are there any locally attractive views that will be impacted by development of the site		Y	The site slopes toward, is visible from and is strongly influenced by the A75 and roundabout.		C	X		X
PLANNING OVERVIEW	This would be a visually prominent site and development in this location will detrimentally impact on rural character and setting of on the approach to the town.							
SEA OVERVIEW	The impact of development on the landscape would have a negative SEA impact.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies adjacent to but outwith the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Access issues may not be resolvable in a satisfactory manner
OVERALL PLANNING COMMENT	The development of this site would result in the loss of prime agricultural land and a greenfield site. The site is visually prominent and viewed very much in relation to its rural character and development in this location would be detrimental to this character and setting on the approach to the town. There are also access issues that would need to be overcome and may require significant engineering which may again be visually detrimental and prominent. As a result it is not recommended to include this site as an allocation or to include it within the settlement boundary within LDP2.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and visual prominence and impact on rural character. However, the site is could encourage active travel and benefits could be gained through the use of solar gain and sustainable construction techniques.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H203	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: ground at Brownrigg Loaning			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299704, 576304			
Site Size (ha): 1.70	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations in relation to the site								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site. May support unimproved grassland/wetland & trees. Further investigation may be required.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is located some distance from footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	Noblehill				Dumfries High					
	Capacity:	18				394					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located reasonably close to local services however it is located some distance from footpaths and cycleways. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located in relation to local services and would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and 5.3	O	x	Prime agricultural on only a very small part of site to south west corner and development in this area should be avoided.	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	The area of prime agricultural land to the east should be avoided.								
SEA OVERVIEW	Provided that the area of prime agricultural land is avoided there should be no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are areas of visibly wet ground within the site		SV	x	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site in relation to fluvial, surface water and other drainage issues. There may be a potentially culverted watercourse through the site.		C	x	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site is remote from the sewer and a connection to the sewer is required. Potential opportunity to connect existing properties to public sewer.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There are commercial properties to the south east of the site. The remaining surrounding uses include residential and agricultural	SV	X	Development proposals will be assessed against policy OP1a. Consideration should be given in relation to the commercial premises and any noise attenuation measures identified should be implemented	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0		
PLANNING OVERVIEW	There may be noise issues related to the adjacent commercial premises and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N		Shell oil pipeline N	Transco pipeline N	
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site is indicated to have a narrow link onto Brownrigg Loaning however, I would not be in favour of such a restricted and contrived link for an adoptable road and therefore I cannot recommend inclusion of this site in isolation. However; this site lies immediately adjacent to the area identified as DFS.H7 in the "Masterplan Brief for DFS.H3: Noblehill and DFS.H3: Brownrigg Loaning, Dumfries Masterplan Brief" and would perhaps lend itself to development as a part of that larger area.						
PLANNING OVERVIEW	Roads officers cannot recommend inclusion of the site in isolation due to the restricted nature of the roads access								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site		SV	0		0
Can the site make best use of solar gain		?	Possibly, the site is relatively enclosed however properties could be orientated towards the south.		SV	0	The layout and design should of buildings should take into account solar gain.	
Is the site protected from prevailing winds		Y	The site is reasonably well protected by existing development.		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues related to this site.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE:	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.		SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N	The site is well screened from view into and out of the site.		SV	0		0
PLANNING OVERVIEW	This infill site is set back from the road and is therefore not prominent in the streetscene							
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary.						
Have all landowners been identified and have they agreed to disposal/development of the site	Y							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	?	Due to the access issues it is unlikely that this site will come forward in the plan period.						
OVERALL PLANNING COMMENT	The development of this site would result in the loss of a greenfield site. There are access issues that may be difficult to overcome if this site were to be developed in isolation. It is noted in the Call for Site submission that it could be considered as an extension the current long term site at Brownrigg Loaning (DFS.H7) which may assist in resolving the access constraints however due to flood risk issues it is not recommended to take this allocation forward into LDP2. As a result it is not recommended to include this site as an allocation in LDP2.							
OVERALL SEA COMMENT	There are minor negative SEA impacts in relation to the loss of a greenfield site however there are minor positive SEA effects as the site is close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H204	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 16/P/3/0030 – 3 dwellings approved to the northern part of the site	
Site name: land at Woodlands Hotel, Newbridge			
Settlement: Dumfries	Current use: Hotel grounds	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 294671, 578956			
Site Size (ha): 6.75	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Adjacent to ancient woodland on upstream side and potential biodiversity interest in Cluden Water				
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site. May support unimproved grassland/wetland & trees. Further investigation may be required.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	Development should not detrimentally impact on the adjacent ancient woodland or biodiversity interests within Cluden Water							
SEA OVERVIEW	Provided that development does not detrimentally impact on the adjacent ancient woodland or biodiversity interests within Cluden Water then there should be no SEA impacts						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	1-5								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: There are paths north of Cluden Water and a lies cycleway adjacent to the site							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Holywood				Maxwelltown High					
	Capacity:	25				337					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is reasonably well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2 and 3.2	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous contaminative use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the SEPA Pluvial and Fluvial floodmaps. Bodies of water lie adjacent to the site. DGC hold flood records in relation to the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Appropriate buffer to watercourse where required.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		resolved. There is sufficient capacity for both waste water and water supply Provided all the necessary mitigation measures are implemented there should be no SEA issues					SEA SCORE:0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Surrounding uses include a hotel, agriculture and residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site currently forms part of the hotel grounds					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to this proposed site would be via an existing private access way off the C47n public road serving the Woodland Hotel. The C47n at the C136n Glasgow Road access is restrictive in nature with limited scope for improvement, however there may be scope to access this area from the existing C112n junction. (I would not be in favour of any development that would increase traffic using the restricted C47n/C136n junction). It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	Access to the site is restricted however it may be possible to form a suitable access from the existing junction with the C112n												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site has a generally northern aspect				SV	X				X	
Can the site make best use of solar gain		N	The generally northern aspect will limit the amount of solar gain achieved in any new development				SV	X	The layout should ensure, as far as is possible, the orientation of buildings for solar gain and look to create sustainable buildings in line with policies OP1f and OP2.			0	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds due to topography				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments			N	Comment: The Woodlands Hotel is Category B Listed Building designed by renowned Dumfries architect Walter Newall; circa 1815. The gated entrance is also Cat B Listed and some lodge buildings are also important in context. Despite large extensions and additional buildings the historic core of the house remains of architectural interest. Additional development within the grounds has a significant risk of jeopardising this. Well-informed, compensatory landscape design to renovate the historic landscape might go some way to allowing very modest carefully positioned development. The site is a Non-Inventory Designed Landscape and retention of key landscape				
		Conservation Area	N	Inventory of Historic Battlefield			N					
		World Heritage Site	N	Inventory & Non-Inventory			Y					
		Archaeological site	Y	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						features is important, and any proposed development should be complementary rather than intrusive.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Potentially	SV	0	There is an opportunity to enhance this historic landscape	0		
PLANNING OVERVIEW	Development to the front of the hotel (south eastern part of the site) would be detrimental to the setting of this listed building and would detrimentally impact on the non-inventory designed landscape. Development should be contained to the area that has planning permission to the north of the site.								
SEA OVERVIEW	Provided that development is contained to the north of the site then there should be limited SEA impact						SEA SCORE:0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are existing roadside trees and groups of trees/shrubs which are attractive landscape elements.			C and SV	X	There is still scope for partial development with careful mitigation in particular to protect the riparian zone and characteristic river-terraced local landscape features. Existing trees/shrubs should be retained and used to provide a framework and setting for development in line with policy NE7.	
Will development of the site be well integrated visually with the existing settlement		N	The hotel grounds form a separate entity between the two small building groups and Newfield and Woodlands which have very separate characters. Development would result in the coalescence of two small building groups at Woodlands and Newbridge contrary to advice provided in supplementary guidance.			SV	X		
Are there any locally attractive views that will be impacted by development of the site		Y	Views towards the hotel would be detrimentally impacted by development to the front of this listed building			C and SV	X	Development should be contained to the north of the site	
PLANNING OVERVIEW	Development should be contained to the north of the site where permission has been granted as part of the Newfield small building group. The remainder of the site is not considered suitable for development due to the impact on the listed building and non-inventory designed landscape. It is not considered that development of the site would be well integrated with the wider built up part of the town. Development would result in the coalescence of two small building groups at Woodlands and Newbridge contrary to advice provided in supplementary guidance.								
SEA OVERVIEW	Development of the majority of the site would result in negative SEA impacts						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	The site is located outwith the settlement boundary between the small building groups at Newbridge and Woodlands
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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strips								
Can the site be delivered within the LDP timeframe		?	The part with extant planning permission could be constructed during the plan period.					
OVERALL PLANNING COMMENT	<p>The Call For Site submission proposes a number of different alternatives in relation to this site and the wider area. Firstly, it is proposed that the settlement boundary for Dumfries should be extended to include this site and the existing Small Building Groups at Newbridge and Woodlands and that the proposed site be allocated for residential development. It is considered that the Lochside / Irongray Industrial Estate forms a natural, robust and defensible boundary to the settlement and it is not recommended to include the land at Irongray Road (DFS.MU201) in LDP2 (<i>full details can be found in the relevant site assessment form</i>). DFS.H204 is not required to meet housing land requirements at this time and a number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. As a result, it is not proposed to include the site in LDP2 or extend the Dumfries settlement boundary as requested.</p> <p>Secondly, it is proposed that Newbridge should be designated as a village. The Settlement Hierarchy Technical Paper January 2017 sets out the criteria under which settlements identified in the LDP are classified. To be classified as a village, one of the requirements is that it contains at least one community facility, which can be a hotel. However, it is considered that in this case, there are three distinct and separate elements; the two discrete Small Building Groups at Woodlands and Newbridge, and then the Woodlands Hotel which sits between these two groups. It is considered that all three elements are visually and physically separate and do not form a single cohesive or functional village. The hotel is not considered to fall within one group or the other and therefore it does not form the function of a community facility within a settlement. As a result, it is not proposed to classify Newbridge as a village.</p> <p>Thirdly, it is proposed that Newbridge should be designated as a Small Building Group. Following the granting of planning approval for three houses to the northern part of the site, Newbridge has already been classified as a Small Building Group as it met the criteria set out in the Supplementary Guidance. Woodlands has also been classified as a separate Small Building Group.</p> <p>Overall, it is considered that the third alternative is the most appropriate in relation to the hotel. However, there are limited possibilities for further development beyond that already has approval, due to the landscape and cultural heritage sensitivities of the site and for the reasons set out above.</p>							
OVERALL SEA COMMENT	<p>There are minor negative SEA issues, including loss of prime agricultural land and greenfield land, the coalescence of two small building groups and the impact on the listed building and non-inventory designed landscape. However the site could support local services and benefits could be gained through the use of solar gain and sustainable construction techniques</p>							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H205	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land east of Edinburgh Road			
Settlement: Dumfries	Current use: Lorry parking area	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299371, 579869			
Site Size (ha): 3.57	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: The site is adjacent to the local wildlife site at Catherinefield Moss and School Wood to the south east			
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There is a line of mature trees within the site and to the eastern boundary.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained		0
PLANNING OVERVIEW	The mature trees within the site should be retained and incorporated into any development proposal and there should be no detrimental impact to the adjacent local wildlife sites.							
SEA OVERVIEW	Provided that the mature trees are retained and there are no impacts to the local wildlife sites then there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Locharbriggs				Dumfries High					
	Capacity:	278				394					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area whilst the provision of additional services will benefit the wider area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and provide additional services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	A small part of the site to the south east corner is prime agricultural land and development in this area should be avoided.	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	Previous use as transport yard with fuel tanks.		C	X	A site investigation is required and any necessary remedial action will be required before development takes place.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development should avoid the area of prime agricultural land to the south east. Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
SEA OVERVIEW	Provided the necessary mitigation measures are carried out there should be no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. There is an area of ponded water close to the site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	Opportunity for surface water removal from sewer. Existing connection to foul sewer should be available. Appropriate SUDS.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the	PHH	Y	Please note there is a 6" water main running through site		C	0	Further investigation such as Flow and Pressure test or	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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development to connect to the mains water supply						Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There is a local wildlife site to the south east and currently commercial and industrial premises to the north and west. The site lies on the A701 trunk road.	SV	X	The premises to the west are likely to become vacant along with this site as they form part of the same operator. Any proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts from neighbouring uses.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would not result in pollution or air emissions.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impact from neighbouring uses								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The current use is for lorry parking as part of a haulage operation.					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	SV	0	The site is expected to become vacant during the plan period with the relocation of the current operator	0	
Will development of the site minimise demand on primary resources e.g. does the		N	This is a brownfield site but the only existing structure on the site is a small office building.	SV	0	Although of modern construction the office building is unlikely to be incorporated into a larger scheme.			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
development re-use an existing structure or recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	+		+	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0	
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Bord Gais Eirann pipeline N		Shell oil pipeline N		Transco pipeline N		
		Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	Once vacant development of this site would bring forward brownfield land							
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land						SEA SCORE: +	

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site (DFS.MU204) is located to the east of the A701 Trunk Road and currently takes access from U137n Martinton Place. This site is currently used as a lorry park and fuel depot. It should be noted that consideration of this site should take into account future access to the adjacent larger site DFS.H8 Catherinefield Farm, for which a suitable access is unobtainable elsewhere. The A701 at this location has a 30mph speed restriction and is traffic calmed by horizontal deflection. Formation of an alternative access along the site frontage is restricted by the traffic calming and other significant accesses (Currie European/Dean Motors opposite and Penman Engineering to the north). The potential exists for an improvement to the A701/Martinton Place junction however a transport assessment would be required to determine potential junction type (signal controlled, roundabout or ghost island, etc...). It would be appropriate that Transport Scotland be consulted upon any junction onto the A701 Trunk Road. It is noted that there is another site under consideration on the opposite side (west) of the A701 (DFS.205), and it would be appropriate that a Masterplan Brief / Masterplan approach be adopted for all these sites so that future development potential not be prejudiced and that:- 1) the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision, 2) Access provision (pedestrian, cycle and vehicular) to these sites from the existing road network be agreed with the Roads Authority and Transport Scotland. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Access is achievable to this site although existing traffic calming measures may limit proposals for additional junctions. Transport Scotland should be consulted in relation to any new junctions and road traffic impacts on the A701. Any consideration of this site should take into account future access requirements for the adjacent, long term housing site at Catherinefield Farm (DFS.H8) and also any access requirements for proposed development on the site to the west (DFS.H205).							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site	SV	0	The layout should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		Y	The site is located within the built up part of the town and will be provided with some protection from existing buildings	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques					SEA SCORE: +		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment interests in relation to the site		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0			
PLANNING OVERVIEW	There are no historic environment issues relating to this site.							
SEA OVERVIEW	There are no SEA issues.					SEA SCORE: 0		

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N		There are mature trees within and to the boundary of the site.	SV C	0	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y		The site is visually well integrated within the built up part of the town.	SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	The site is visually well integrated within the built up part of the town. The mature trees within the site should be retained and incorporated into any proposed development.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided the mature trees are retained there should be no SEA issues.	SEA SCORE: 0
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PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	The current occupier of the site are looking to relocate and as a result the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	Both this site and DFS.MU204 have been submitted for mixed use development of housing and retail to form a local centre. It is considered however that this particular site to the east of the A701 would be more suitable for residential development due to the proximity of other proposed residential development .The site to the west of the A701 which is more commercial in nature would be better suited for more commercial/neighbourhood uses. This is a brownfield infill site within the existing built up parts of the town and is well served by a variety of transport modes and close to local facilities.	
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H209	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 15/P/3/0220 permission granted for residential development	
Site name: Lochfield Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296256, 576463			
Site Size (ha): 0.42	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+/x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development of the site would not result in the loss of habitat connectivity or wildlife corridor.		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Laurieknowe				Maxwelltown High / Dumfries Academy				
	Capacity:		6				337		396		
	Distance:		0-1				1-5		1-5		
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	There are no soil issues in relation to this site.								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Limited capacity for development		C	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for waste water and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The surrounding area is predominantly residential however the site is adjacent to the Queen of the South Arena/stadium which might result in occasional noise and disturbance during events and matches.	SV	X	Any development would be assessed against policy OP1a and should mitigation measures be required then these should be implemented.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impact from emissions								
SEA OVERVIEW	Provided that any impact from neighbouring uses is mitigated then there are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This greenfield site is vacant.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	Y	O	0	This forms part of a wider site that was previously a supermarket and car park. The majority of the site has already been brought back into use.	+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site and there are no existing structures for reuse on the site.	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment : There are no servicing constraints in relation to this site.		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Although the development of this site would result in the loss of greenfield land it forms a small vacant infill area within the built up part of the town.							
SEA OVERVIEW	Although the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient use of land within the town.						SEA SCORE: +/X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site has been granted planning permission for residential units accessed via an adoptable road. Drainage issues (surface water SuDS) remain to be resolved. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	A suitable access can be achieved for this site.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a flat site.	SV	0		0	
Can the site make best use of solar gain		Y	Due to its triangular shape most of the plots would be orientated to the southern aspect.	SV	+	The layout and design should take account of solar orientation	+	
Is the site protected from prevailing winds		N	Due to the adjacent car park the site is relatively open and unprotected from the prevailing winds	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Finds or prehistoric material and burials have been made in the vicinity however there are no overriding issues but the site may require mitigation.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	?	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no overriding historic environment issues in respect of this site although some mitigation may be required due to other finds in the area.							
SEA OVERVIEW	Provided any required mitigation is carried out then there would be no SEA issues.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Apart from limited trees to the southern boundary there are no landscape features.			SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is a small infill site well related to the built up areas of the town			SV	+	+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	There are no landscape issues in relation to this site								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is owned by a housing association who are preparing to deliver the site.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	The site would be expected to come forward for development during the plan period.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL PLANNING COMMENT	This is a vacant infill site within the built up part of Dumfries and has planning permission for residential development. The site is considered to be well related to existing development and close to local services and facilities.							
OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site however it is currently vacant. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H213	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Park Field, Dalbeattie Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295657, 574968			
Site Size (ha): 4.70	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There is potential habitat fragmentation due to the loss of the greenfield part of the site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Right of Way	Y								
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Cargenbridge				Maxwelltown High					
	Capacity:	28				337					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE:+				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts								
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site.		C	x	A Flood Risk Assessment, including topographic information, is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the public sewer -which will require a comprehensive assessment to be undertaken for this and adjacent sites (foul and surface water/SUDS). This will need to take account of existing infrastructure (e.g. Scottish Water rising main from DuPont site). Appropriate buffer to Cargen Pow where required.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Rising main running along the north edge of the site.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply			what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and agriculture	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV					
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
management site and could, therefore, compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to this site.		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies to the south of Dalbeattie Road, west of its junction with Park Road. For much of the length of the site frontage this site is raised well above Dalbeattie Road and gradient may be an issue. A shared cycleway extends along the site frontage. A realignment of the Dalbeattie Road and Park Road junction is being progressed as part of the DGRI accommodation works and will be implemented prior to the new DGRI opening. The final junction layout has not yet been determined but will involve an alteration to route priority and may have an impact upon the location of any access to this proposed site. Notwithstanding the above, there would appear potential to form an adoptable access to this land (albeit requiring significant landform engineering) and subject to a TA/Ts to guide the type of junction that must comply with road design standards. It should be noted that any proposed new way to serve more than 2 dwellings must be designed and constructed as an adoptable road and any development of this site should include parking provision in accordance with Dumfries and Galloway Council parking standards.						
PLANNING OVERVIEW	There appears to be potential to form a suitable access to the site although this would require significant landform engineering works								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The site lies with a generally south westerly aspect			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+	
Is the site protected from prevailing winds		N	The site is open to the prevailing winds and is not well protected.		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	Y	Comment: Northern part of site is an area of archaeological interest which includes cropmark site, and proximate to Scheduled monument. Development should be set back to avoid impacts on the setting. Evaluation and/or mitigation will be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Any archaeological evaluation required to the northern part of the site should be carried out prior to development and development should be set back to avoid any detrimental impact on the archaeological features.								
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out and that development is set back there should be no SEA issues.						SEA SCORE:0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Some trees and hedgerow to the boundary			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	Whilst adjacent to the A711, the site is set within, and associates with, an open agricultural landscape. Boundaries are weak and not 'defensible' (ie preventing spread of development into an otherwise undeveloped rural landscape). As a result the site is not suitable for development:			C	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	It is slightly elevated and therefore more prominent in the local area with few trees or other features to restrict visibility.			C	X		X
PLANNING OVERVIEW	The site is on the outer fringes of the town and not well related to the existing built up part of the town. The site has an open aspect and development would therefore be prominent in the area								
SEA OVERVIEW	There are minor negative SEA impacts due to the visual prominence and impact on the rural character of the locality.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	Possibly - There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT			The development of this site would result in the loss of prime agricultural land and a greenfield site. This is one of a number of sites that have been submitted for consideration to the south-west of the town. In isolation, this would not form a logical extension to the town and there are archaeological issues with the adjoining site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirements at this time. A number of other sites have been included for development that are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.					
OVERALL SEA COMMENT			Minor negative SEA issues, including loss of greenfield land and prime agricultural land and the rural character and visual prominence of the site . However, the site is reasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H215	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent to Under Craigs House, Georgetown			
Settlement: Dumfries	Current use: Agricultural	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299802, 574982			
Site Size (ha): 0.84	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There is potential habitat fragmentation due to the loss of the greenfield part of the site to the eastern end	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH													
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: Footpaths and cycleways are located some distance from the site									
		Right of Way	N										
		Core path	N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
		Primary					Secondary						
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	School name:	Calside				Dumfries High							
	Capacity:	85				394							
	Distance:	0-1				1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0						
PLANNING OVERVIEW	The site is well located close to local services. Residential development will help to support services and facilities in the area.												
SEA OVERVIEW	The site is well located to local services and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 4.2	O	x	Area adjacent to road is prime agricultural land and would be difficult to avoid	x	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	?	A culvert is located within the boundary of the site. Consultation required during development.		C	0	Any mitigation measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with Scottish Water is recommended to discuss build out	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						rates and to establish any potential investment at the WTW			
PLANNING OVERVIEW	There is limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are agricultural and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	x			x	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site.									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site for Housing (25 units) is accessed off the U108n Georgetown Road, to the north of Undercraigs Farm and adjacent to the site DFS.H232. There is scope to provide adoptable access to this area but it may be more effectively considered along with the adjacent DFS.H232 and masterplanned together in order to maximise site layout and links. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
PLANNING OVERVIEW	There is scope to forma suitable access to the site									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		The site has an east/west aspect			SV	0		0		
Can the site make best use of solar gain		Y	Possibly due to the nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.		+	
Is the site protected from prevailing winds		Y	The site is well protected due to local topography		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2		+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time									
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements							SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Site includes remains of former farmstead with horse engine. Evaluation and/or mitigation will be required.			
Conservation Area		N	Inventory of Historic Battlefield	N					
World Heritage Site		N	Inventory & Non-Inventory	N					
Archaeological site		Y	Garden or Designed Landscape						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	X	Recording of any features found in investigation	+		
PLANNING OVERVIEW	Any archaeological evaluation required to the northern part of the site should be carried out prior to development.								
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out there should be know SEA issues.						SEA SCORE:0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N		RSA's	N	Comment: There are no designations affecting this site.		
			Wild Land	N		TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	This site associates with the adjacent site (DFS.H232) and should be considered together. Existing trees to northern boundary of H232 enclose existing housing and Georgetown Road on edge of slope forms edge to settlement.			C	X	If developed then reinforce eastern and southern boundaries (around lane from Under Craigs to Bodenlea) with hedges and tree planting to create a strong new boundary. Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	Although this site is adjacent to existing development it would not be a logical extension to the town without DFS.H232.			C	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Site is visible over a wide area across valley and associates with open countryside.			C	X		X	
PLANNING OVERVIEW	In isolation this would not form a logical extension to the town and the wider area is visually prominent.									
SEA OVERVIEW	There are minor negative SEA impacts in relation to the visual integration and prominence of the site						SEA SCORE:			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y								
OVERALL PLANNING COMMENT	This site in isolation would not form a logical extension to the town. It could be considered in combination with DFS.H232. However, this site has technical constraints in the form of overhead powerlines. Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been included for development that are considered to meet the identified housing strategy. As a result, it is not recommended to include his site in LDP2.								
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and the visual integration and prominence of the site . However, the site is reasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H216	Source of site suggestion: Call For site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent Tandarra, Cargenbridge			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295409, 574584			
Site Size (ha): 0.41	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There is potential habitat fragmentation due to the loss of the greenfield part of the site to the eastern end		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N				SV					
			Distance (km)	0-1			Comment: The site is easily accessible and is located close to footpaths and cycleways				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N							
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	Cargenbridge				Maxwelltown High					
	Capacity:	28				237					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				0
PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is located reasonably close to local services, provides options for active travel and development would also support local						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	facilities and services resulting in positive SEA impacts							
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	x	The site is entirely prime agricultural land	x	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The site lies adjacent to Cargen Water		SV	x	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies in close proximity of the medium likelihood fluvial SEPA flood maps. A surface water flood hazard has been identified along with various records of flooding in the area.		C	x	A Flood Risk Assessment, including topographic information, is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Please note there is a Combined sewer within site.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		There is sufficient capacity for both waste water and water supply					SEA SCORE:0	
		Provided all the necessary mitigation measures are implemented there should be no SEA issues						

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Surrounding uses include residential, agricultural and a primary school	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses	SV	0		0	
PLANNING OVERVIEW		There are no known air quality issues in relation to the site						
SEA OVERVIEW		There are no known SEA issues					SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	x		x		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is currently a field and the land falls away from the public road, Waterside Road, towards Cargen Pow. With the length of frontage available it would be possible to form access with appropriate visibility but I would not be in favour of development unless minimum access gradient of 8% or 1 in 12.5 could be obtained. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Although an access with suitability could be formed Roads Officers are concerned in respect to the gradient of any access/driveway.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site lies with a generally easterly aspect				SV	0				0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site				SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		Y	Due to topography and existing development.				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
Conservation Area		N	Inventory of Historic Battlefield	N								
World Heritage Site		N	Inventory & Non-Inventory	N								
Archaeological site		N	Garden or Designed Landscape									
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There are no historic environment issues								
SEA OVERVIEW	There are no SEA issues.							SEA SCORE:0	

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Any development should address the main road and reflect scale/character of existing dwellings. Should also be offset from large trees adjacent to the burn which should be retained and protected.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		?	Although the site is adjacent to existing development it forms a small corner of a larger field and any boundaries would be arbitrary and not defensible			SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		N				C	0		0	
PLANNING OVERVIEW	Although adjacent to existing development the boundaries appear arbitrary and are not defensible being a small corner of a larger field									
SEA OVERVIEW	There are minor SEA issues in relation to the lack of defensible boundaries at this location							SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies outwith but adjacent to the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y								
OVERALL PLANNING COMMENT	This site is of a very small scale and would form a small extension to the settlement boundary. However, it currently forms part of a larger field and there are no defensible boundaries. As a result, it is not recommended to include this site in LDP2.								
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and lack of defensible boundaries to the site. However, the site is reasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H217	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 05/P/3/0261 Withdrawn	
Site name: land at Dalbeattie Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296054, 575317			
Site Size (ha): 0.76	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	x	+	x	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located relatively close to cycleways							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Laurieknowe	Maxwelltown High / Dumfries Academy								
	Capacity:	6	337	394							
	Distance:	0-1	1-5	1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and									SEA SCORE:+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts	
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	Only previous known use as nursery. Likely to be low risk.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soil issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE:	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies within close proximity of the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and agricultural	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site.								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site has been the subject of several earlier planning applications. The site is currently a field and mature trees line the frontage onto Dalbeattie Road. Access in accordance with current standards can be obtained from both Park Road and Dalbeattie Road though may require the removal of at least one tree. Development of this site would require footway extensions on both Park Road and Dalbeattie Road frontages. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.									
PLANNING OVERVIEW	A suitable access can be achieved.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		This is a generally flat site				SV	0			0	
Can the site make best use of solar gain		?	Possibly, the site is triangular in shape and properties could be orientated towards the south.			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		+	
Is the site protected from prevailing winds		N	The site is not protected from the prevailing winds			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.		0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques									SEA SCORE:+	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	Comment: The southern part of the site is known to contain archaeological features including crop marks. Southern boundary of the site is too close to the boundary for the Scheduled Monument and development should be set back to avoid impacts on the setting of the features.. Further evaluation and mitigation will be required.					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	Y	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly					Recording of any features found in investigation			
PLANNING OVERVIEW	Due to the close proximity of the Scheduled Monument development on the site may not be appropriate										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There could be minor negative SEA impacts in relation to the nearby Schedules Monument	SEA SCORE: X
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LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees and hedgerow to the boundary			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is a triangular element of an open field, enclosed by roads/housing. Boundary appears arbitrary and not defensible and would create an awkward remaining space; suggest more rational boundary is used. If development occurs, then access to public open space is important; housing should address Park Road and be set back from Dalbeattie Rd allowing adequate set-back from line of existing trees (to be protected/retained). Potential for development but awkward:			C	X		X	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site boundary appears to be arbitrary and not defensible									
SEA OVERVIEW	There are minor SEA issues in relation to the lack of defensible boundaries at this location							SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	There are concerns over the arbitrary boundary of this site and the close proximity to the Scheduled Monument and as a result, it is not recommend to include it as an allocation in LDP2 although it would remain within the settlement boundary.	
OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site, the impact on the scheduled monument and the arbitrary site boundaries however there are minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H218	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Oaklands, Terregles Road			
Settlement: Dumfries	Current use: Agricultural	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295017, 576422			
Site Size (ha): 21.02	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/-	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: There are no designations affecting this site.									
Are there any known invasive species within the site		N		C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are well defined hedgerow enclosures and hedgerow trees within the site. The site is on the edge of the settlement and bounded on the western and northern edge by open countryside. There is potential habitat fragmentation due to the loss of a greenfield site.	C	X	Trees and hedgerow should be retained and incorporated into any development in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat retention, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+		
PLANNING OVERVIEW	The mature trees within the site should be retained .								
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is currently in agricultural use.			SV	0		0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways						
		Right of Way	N							
		Core path	N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N							
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary							
	School name:	Laurieknowe			Maxwelltown High / Dumfries Academy					
	Capacity:	6			337		396			
	Distance:	1-5			1-5		1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.							
SEA OVERVIEW	The site is located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +	

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 3.2	O	X	The majority of the site is prime agricultural land and as a result development of these areas could not be avoided	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is removed from, but would need to connect to, the public sewer		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is a 3" water main running along site edges	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The surrounding uses are predominantly residential and agricultural however the A75 trunk road lies to the south western boundary and may result in some noise pollution.	SV	X	Any development proposal would be assessed against policy OP1a and some additional structural planting to the strengthen the existing planting to the southern boundary may be required to provide for noise attenuation.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impact from emissions								
SEA OVERVIEW	Provided mitigation against noise issues is provided there should be no SEA issues						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use.				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or		?	This a greenfield site however there are existing farm buildings within the site	SV	X	The existing farmhouse could be incorporated within any proposals. It is unlikely that to have been constructed to the same energy efficiency standards as a new build	X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
recycle or recover on-site materials/resources						property		
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Bord Gais Eirann pipeline N		Shell oil pipeline N		Transco pipeline N		
		Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This large site for Housing (400 units) lies to the west of the A75 (T) Dumfries bypass and is bounded by the C14n Terregles Road and U228n Ash Road. There is potential to provide access on all sides apart from Dumfries bypass. Development of this site would require both the Terregles Road and the Ash Road to be upgraded (widened, frontage and linking footways and street lighting provision, etc) along the site frontages. However, I would have concern that development of this very large site would significantly increase traffic volumes on the surrounding road network and in particular at 1) the restricted Maxwelltown Station Road / A780 Castle Douglas Road junction (which has previously been highlighted as having restricted visibility with little scope to improve), 2) Maxwelltown Station Road / Ash Road junction and 3) Terregles Road/Street in Dumfries. If you should be minded to include this site it would be appropriate that a Transport Assessment be commissioned and the site be Masterplanned. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	Although suitable access arrangements are achievable for this site concerns have been raised in respect of the possible impacts on the surrounding road network from the increase in traffic movements. A Transport Assessment would be required to identify potential issues and mitigation requirements. Off-site road improvements works may be required.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a generally flat site.			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site protected from prevailing winds		N	The site is slightly raised in a generally flat valley floor.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Development would lead to the loss of attractive rural landscape and could detract from the wider landscape due to its slightly raised position. There are well defined hedgerow enclosures and significant hedgerow trees		C SV	X	Trees and hedgerow should be retained in line with policy NE7 and any development should be adequately set back from existing trees.		0
Will development of the site be well integrated visually with the existing settlement		Y	The site is located on the edge of the settlement adjacent to new residential development to the north east.		C SV	+			+
Are there any locally attractive views that will be impacted by development of the site		Y	Rural views across the site to the wider countryside would be lost.		SV	X			X
PLANNING OVERVIEW	Although development of this site would lead to the loss of attractive rural landscape it is a visually contained site by existing landscaping and topography and not visually prominent in the wider landscape and would have little impact on the setting of the town as a whole.								
SEA OVERVIEW	Although the development of this site would result in the loss of attractive rural character of this area the site is visually well contained and provided that boundary trees and hedgerow are retained there should be limited negative SEA impacts.						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located outside but adjacent to the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	?	Possibly in terms of offsite road improvement works
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This site would constitute a new greenfield site within this north western part of the town located close to the site of the new hospital complex. This site could compensate for the loss of the site at Barnhill (DFS.H1) however it is considered that the whole site is not required to meet housing land requirements at this time and therefore only part of the site is proposed to be allocated in LDP2 with perhaps further areas being considered for long term development in the future. A development of a site of this size may impact on the road network and therefore a Transport Assessment would be required which may recommend the requirement for off-site road improvement works. The site is considered to be well related to existing development and close to local services and facilities.	
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H220	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land at Newbridge			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 294918, 579260			
Site Size (ha): 0.46	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA				SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1-5	Comment: The site is easily accessible and there are footpaths and cycleways adjacent to the site.							
		Right of Way	Y								
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Holywood				Maxwelltown High					
	Capacity:	25				337					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive							SEA SCORE:+			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A minor watercourse flows along the boundary		SV	X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the SEPA pluvial floodmap and a body of water lies adjacent to the site. A culvert inlet is located within the boundary of the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N	The site would require to be served by appropriate private drainage and further discussions required with SEPA. Appropriate buffer to watercourse where required - presumption against culverting.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Surrounding uses include agriculture and residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The site is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site.								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site lies to the west of the U164n, given the proposed depth of site it is envisaged that only frontage development would be achievable with each dwelling served by new individual accesses from the U164n public road. Consideration should be given to the provision of a footway linking back to the C136n at Newbridge Bridge. Parking for 2 no. cars should be provided within the curtilage of each plot.										
PLANNING OVERVIEW	Appropriate site access is achievable											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The site has a south easterly aspect				SV	0				0	
Can the site make best use of solar gain		?	Possibly, properties could be orientated towards the south.			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		N	The site is not protected from the prevailing winds			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques									SEA SCORE:+		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: The Category B Listed Lodge, Entrance wall and Gatepiers to Dalawoodie are on the opposite side of the road from the site. The New Bridge is also Category B Listed and there are other features nearby of some historic interest. Sensitive development along the road frontage reinforcing local character may be acceptable for a very small number of buildings. Opposite entry gate and lodge for the Non Inventory Designed Landscape of Dalawoodie, with scheduled prehistoric stone circle and cursus monuments in fields to rear. Any proposed development should not have a detrimental impact on the setting of these features. Proximity to nationally important group of prehistoric monuments means archaeological conditions will be applied to any development.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	Y							
		Archaeological site	Y	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		X	Recording of any features found in investigation	?	
PLANNING OVERVIEW	Any proposed development should be carefully designed so as not to be detrimental to the setting of nearby listed features. Any archaeological conditions imposed on a planning consent should be implemented in full.							
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out and that the design of any development is sensitive to local historic features then there should be know SEA issues.					SEA SCORE:0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Mature trees to eastern boundary			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site sits on the edge of a small building and would be assessed on its own merits as part of the group and not as part of the built up area\ of the town.			SV	X		X
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	The site sits on the edge of a small building group and does not visually relate to or be integrated with the wider built up part of the town								
SEA OVERVIEW	Considered as part of the small building group and not the wider built up area of Dumfries there may not be SEA issues					SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	The site sits on the edge of an identified small building group some distance from the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	This site is located some distance from the settlement boundary of Dumfries and forms part of an identified Small Building Group and any development in this location would be more appropriately considered under Policy H3 Housing in the Countryside. As a result, it is not recommended to include the site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land. However, the site is reasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H221	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 15/P/3/0287 application for residential development withdrawn.	
Site name: Former Oil Depot, Terregles Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295529, 576339			
Site Size (ha): 1.20	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	-	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Development would not result in a loss of habitat connectivity or wildlife corridor.	SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible.			SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and footpaths and cycleways lie adjacent to the site							
		Right of Way	N								
		Core path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	Secondary						
		School name:	Laurieknowe			Maxwelltown High / Dumfries Academy					
		Capacity:	6			337		396			
		Distance:	1-5			1-5		1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located reasonably close to local services, provides options for active travel and development would also support						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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local facilities and services resulting in positive SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and urban	O	X	Only a small proportion of the site to the western edge is prime agricultural land and development in this area should be avoided.	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	There is known contamination on this site connected to its previous uses.		C	X	The site will require remediation before redevelopment can take place.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	The area of prime agricultural land should be avoided and any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
SEA OVERVIEW	Provided the necessary mitigation measures in relation to contamination are carried out and the area of prime agricultural land is avoided then there should be no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site. A minor partly culverted watercourse flows through the site.		C	X	A Flood Risk Assessment is required which includes a culvert investigation and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	.Site has constraints which are subject to ongoing discussions under 16/P/3/0261 - if these can be resolved to SEPAs satisfaction the site has potential to be developed.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		There is existing capacity for both waste water and water supply Provided all the necessary mitigation measures are implemented there should be no SEA issues					SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by residential properties and is adjacent to a commercial garage which lies to the south. The former railway line lies to the east which is now a cycle and footpath	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment will be required in relation to the commercial garage and any noise attenuation measures identified should be implemented	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are noise issues related to the adjacent commercial garage and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.							
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.					SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield	Y	Comment: The site is a former oil depot but is now vacant.				
		Greenfield						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site but there are no existing structures for reuse on the site.		SV	+		+
Does the site have existing and potential mineral extraction		N			GIS	0		0
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0
Do sites for potential waste management facilities comply with the locational criteria		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site.									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The development of this vacant, brownfield site back into use										
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact										SEA SCORE: +

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site lies to the south of Terregles Road and is bounded along its eastern boundary by the former railway line, now a public cycle path which it may be possible to form a link to. This site has been accessed off Terregles Road via an existing 'industrial' type access opposite to Yarrow Avenue. This site has been subject to planning enquiries during the current LDP period however, it is understood that the site does not directly abut the public road and there may be land ownership issues to be resolved in respect of access. I am not aware of any road safety issues at this location with this existing access arrangement. It would be desirable to alter the access to a more residential geometry. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Although a suitable access to the site is achievable this may be subject to landownership issues that would need to be resolved.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		This is a flat site.			SV	0				0	
Can the site make best use of solar gain		?	Possibly, the site is relatively enclosed however due to its triangular shape properties would be generally orientated to the south east.			SV	0	The layout and design should of buildings should take into account solar gain.			+
Is the site protected from prevailing winds		Y	The site is well protected by existing development.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues related to this site.					
		Conservation Area	N	Inventory of Historic Battlefield	N						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		World Heritage Site Archaeological site	N N	Inventory & Non-Inventory Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
PLANNING OVERVIEW	There are no historic environment issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations affecting this site.		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level	Y			There are trees to the south east boundary with the former railway although they may not be within the site boundary		O	0	Any proposal would be assessed against policy NE7 and should ensure that the trees are retained and strengthened.
Will development of the site be well integrated visually with the existing settlement	Y			The site is well located within the built up part of the town.		SV	+	+
Are there any locally attractive views that will be impacted by development of the site	N			The site is well screened from view into and out of the site.		SV	0	0
PLANNING OVERVIEW	This infill site is set back from Terregles Road and is therefore not prominent in the streetscene							
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	Y	There are issues relating to the access to the site which would need to be resolved
Can the site be delivered within the LDP timeframe	Y	Provided that the access issue is resolved the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This is a vacant, infill brownfield site within the built up part of Dumfries and is considered to be well related to existing development and reasonably close to local services and facilities. Further consideration will need to be given to resolving the access issues before the site could come forward for development. It is recommended to allocate this site in LDP2.	
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H222	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): No recent history	
Site name: Newbridge Park/Newbridge Farm, Glasgow Road			
Settlement: Dumfries	Current use: Agriculture and vacant former caravan site	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295464, 578564			
Site Size (ha): 15.04	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	+/x	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.				
Are there any known invasive species within the site		N		C and GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of this site which includes mature trees and hedgerow	SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+		
PLANNING OVERVIEW	The mature trees within the site should be retained .								
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE:0		

POPULATION AND HUMAN HEALTH										
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and a cycleway lies adjacent to the site						
		Right of Way	N							
		Core path	N							
		Cycle path	Y							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary							
	School name:	Lincluden		Dumfries Academy / Maxwelltown High						
	Capacity:	31		396		337				
	Distance:	1-5		1-5		0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0			
PLANNING OVERVIEW	The site is located close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.									
SEA OVERVIEW	The site is located close to local services, provides options for active travel and development would also support local facilities						SEA SCORE:+			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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and services resulting in positive SEA impacts
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	The site is divided between urban land to the north at the former caravan site and prime agricultural land to the south. Although development in the northern part of the site would avoid prime agricultural land it would not be a logical extension to the town in isolation.	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	A body of water is present on the boundary of the site.		SV	X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial and in the pluvial SEPA flood maps SEPA hold flood records in relation to this site		C	X	A Drainage Impact Assessment and Flood Risk Assessment are required and any measures identified should be implemented.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Appropriate buffer required to watercourses		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the	PHH	Y			C	0	Further investigation such as Flow and Pressure test or	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply						Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA/FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Surrounding uses include agriculture and residential, whilst Irongray Industrial site lies to the south west of the site which might result in occasional noise and other emissions	SV	X	Any development would be assessed against policy OP1a and should mitigation measures be required then these should be implemented.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The site is proposed to be developed for housing.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impact from emissions								
SEA OVERVIEW	Provided that any impact from neighbouring uses is mitigated then there are not expected to raise adverse SEA impacts						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: Part of the site is greenfield agricultural land whilst the remainder is a former caravan park, although much of this area has regenerated					
		Greenfield	Y						
Is the site vacant or derelict		Partly	Is it contained within the Vacant and Derelict Land Survey		Y - partly	O	+		+
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site		?	There are existing farm buildings within the site		SV	X	The existing farmhouse could be incorporated within any proposals. It is unlikely that to have been constructed to the same energy efficiency standards as a new build property		X

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Although development would bring forward a vacant, brownfield site it would also result in the loss of greenfield land.							
SEA OVERVIEW	There are benefits un the redevelopment of brownfield land however there would also be a loss of greenfield land						SEA SCORE: +/x	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Part of this site gained consent under 04/P/30500 on 17/05/2005 for a residential development of 44 dwellinghouses served by an adoptable road taking access off the A76. Access to this large site (190 units) would appear to be primarily from the A76 Trunk Road and the views of Transport Scotland should be obtained. There is also potential to provide a link up with Newbridge Drive. It would be appropriate that: - 1) the site be Masterplanned fully, 2) a Transport Assessment be submitted and 3) an accompanying site development brief be agreed including Design Codes. Development of this site should not prejudice development of the adjacent DFS.MU201. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	A suitable access is achievable to serve the site however a Transport Assessment would be required and the vies of Transport Scotland should also be sought								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Level site		SV	0		0	
Can the site make best use of solar gain		?	Possibly due to its open aspect	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		?	Partially protected by topography	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE:+/x
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Northern portion of site includes late prehistoric fort. Evaluation will be required, as significant archaeology is known along the lower Cairn Water.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	0	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Some archaeological evaluation/mitigation will be required							
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE:0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are a number self seeded trees around and within former caravan park along with other mature trees and hedgerow	C and SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		?	Whilst development would be consistent with existing pattern of development along Glasgow Rd, the site is remote from the town centre. North-eastern boundary with open fields should be planted with hedgerow and trees or tree belt. Retain existing shelter belt to north-western boundary.	C and SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	There are some mature trees and hedgerow that should be integrated into any design going forward. This site is on the very fringes of the town and would extend development into open countryside to the north of Glasgow Road							
SEA OVERVIEW	Provided that landscape features within the site are retained and integrated into any development then there should not be any detrimental SEA impacts						SEA SCORE:0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT		The site would result in the loss of prime agricultural land and greenfield land . This site is located on the fringes of the town some distance from the town centre and would, with the adjacent site DFS.MU201, form a large extension to the town. Although it may be technically possible to develop these sites, they are not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. Although the site includes a brownfield element, this part of the site would not form a logical extension to the town in isolation. It is not recommended to include this site in LDP2
OVERALL SEA COMMENT		There are minor negative SEA issues, including loss of prime agricultural land and greenfield land and through increased traffic movements resulting in increasing carbon emissions however the site could support local services and benefits could be gained through the use of solar gain and sustainable construction techniques

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H223	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Priestlands Farm			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296066, 574395			
Site Size (ha): 50.61	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+/x	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		Y	Comments: Part of site lies adjacent to ancient woodland					
Are there any known invasive species within the site	N			C and SV	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are a number of trees and hedgerow within the site and there is potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any development should ensure that the design and layout, including landscaping mitigate against any adverse impacts on biodiversity interests. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes. The existing woodland should retained and fully integrated into the design and layout in line with policy NE7	+		
PLANNING OVERVIEW	The site lies adjacent to ancient and any development should fully integrate these features and not be detrimental to the biodiversity interests contained in these areas.								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE:0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
		Distance (km)	0-1	Comment: There are footpaths and cycleways adjacent to the site							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y								
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Troqueer				Secondary				
	School name:	55				Dumfries Academy					
	Capacity:	1-5				396					
	Distance:					1-5					
Is the site within or immediately adjacent to	MA	N			GIS	0		0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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the core areas of the biosphere	and B								
PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.								
SEA OVERVIEW	The site is located reasonably close to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1, 3.2 and 5.2	O	X	Majority of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	n			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a watercourse to the southern boundary		SV	X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps and in the pluvial SEPA flood maps. A body of water is present on the boundary of the site.		C	X	A Drainage Impact Assessment and a Flood Risk Assessment (including topographic information) are required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the public sewer which will require a comprehensive assessment to be undertaken for this and adjacent sites (foul and surface water/SUDS). This will need to take account of existing infrastructure (e.g. Scottish Water rising main from DuPont site). An appropriate buffer to Cargen Pow where required.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA and FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are agriculture	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or		N	This is greenfield	SV	X			X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N	Comment: There are no servicing constraints in relation to the site				
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development would result in the loss of greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site extends from the A710 south of Priestlands to the A711 at Cargenbridge on land adjacent to Cargen Pow. This site has very limited public road frontage onto the A711 Dalbeattie Road and there would appear little scope for the formation of a suitable access onto the A711 Dalbeattie Road without the demolition of existing dwellings. Future development of adjacent land (site DFS.H213) may improve access prospects. The site frontage onto the A710 New Abbey Road lies outwith the Dumfries 30mph speed restricted area. A cycleway has been constructed along the eastern verge of the A710 to Mavis Grove. A site of this size would also require several points of access in order to avoid creation of an overly long cul-de-sac. There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development. However, the locations of any proposed accesses are critical and should be agreed with the Road Network Manager. It should be noted that development of this site would trigger the relocation of the 30 mph speed limit on the A710 New Abbey Road (including street lighting, bus stop provision and the construction of a 1.8m wide public footway along the entire site frontage) to a point south of the site boundary. Consideration should be given to pedestrian and cycle movements across the A710 at this location. Development of this site should recognise the potential to provide links to adjacent sites (DFS.H258). It would be appropriate that this site be Masterplanned and a Development Brief agreed with the Council. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.						
PLANNING OVERVIEW	There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development beyond the existing 30mph limit. However, the locations of any proposed accesses are critical and should be agreed with the Road Network Manager.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The site has an undulating nature			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site		SV	0	The layout should ensure solar gain and look to create	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						sustainable buildings to take account of solar orientation.		
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Adjacent to areas of known archaeology to the north, so some evaluation probably required. No overriding historic environment issues, but may require mitigation.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		SV	0	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Some archaeological evaluation/mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE:0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSA's	N	Comment: There are no designations affecting this site				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are fine-grain landscape elements (gulleys, watercourse, hedgerows, parkland trees) which combine with broad-scale landscape features (open vista's, crop patterns/seasonal interest, enclosure patterns) to form an attractive landscape of distinct character.			C	X	Due to the nature of the features it is inevitable some of these will be lost in any development of the site	X	
Will development of the site be well integrated visually with the existing settlement		N	The site is physically and visually isolated from the existing built up parts of the town. Open greenfield site strongly associated with rural setting. Northern and south-eastern boundaries are weak and arbitrary. As a result it is not suitable for development			C	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Development would be visible from the A710 and A711 and would impact on a wide area of essentially rural landscape.			C	X		X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	This site is visually and physically separate from the existing pattern of development in the town and forms attractive rolling countryside with a number of landscape features that it might not be possible to fully integrate into a development.								
SEA OVERVIEW	The physical and visual isolation of this site from the existing built up pattern of development in the town results in a negative SEA impact.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Only a very small portion of the site to north east and north west corners adjoin the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	Development of this site would result in the loss of a greenfield site and prime agricultural land. This is one of a number of sites that have been submitted for consideration to the south-west of the town. In isolation, this would not form a logical extension to the town and there are archaeological issues with the adjoining site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirements at this time. A number of other sites have been included for development that are considered to provide a more appropriate pattern of development for expansion of the town at this time. It is not recommended to allocate this site in LDP2.	
OVERALL SEA COMMENT	There are negative SEA impacts in relation to the visual and physical separation of the site from the built pattern of the town, the loss of prime agricultural land and greenfield land and increased traffic movements resulting in increased carbon emissions. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H224	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land west of Nunholm Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297160, 577675			
Site Size (ha): 0.82	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	xx	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are mature trees to the site boundaries and potential habitat fragmentation due to the loss of a greenfield site	SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH													
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways									
		Right of Way	N										
		Core path	N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
		Primary	Secondary										
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	School name:	Loreburn				Dumfries Academy							
	Capacity:	40				396							
	Distance:	1-5				1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0						
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.												
SEA OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing						SEA SCORE:+						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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easy access to active travel provisions. Residential development will help to support services and facilities in the area.

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban and 4.2	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soils issues in relation to this site								
SEA OVERVIEW	There are no SEA issues in relation to the site						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The Flood Risk Management Team would object in principle to any proposed development at this location due to SEPA flood maps and the results of the DGC funded Whitesands Flood Study. SEPA hold flood records in relation to this site		C	XX		XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site is remote from the sewer		C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone		C	?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply									
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for water supply but the site is outwith the zone of the waste water treatment works and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential and agriculture	SV			0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	0		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to the site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site (4 units) lies to the west of Nunholm Road, Dumfries. This site was previously considered under planning application 08/P/30380, 1, 2 & 3 which was subsequently withdrawn. There is potential to form accesses from the U1n public road and the private way beyond that would comply with Council standards. Development of the site is likely to require an upgrade to the Nunholm Road (both public and private sections) within the vicinity of the site. It should be noted that any proposed new way to serve more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.								
PLANNING OVERVIEW	Access to the site is achievable however an upgrade to Nunholm Road is likely to be required									

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a level site			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to its open aspect		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		?	Partly due to existing trees		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Part of the frontage of the site along Nunholm Road is opposite the Category B Listed 60 Nunholm Road and design should respect its wider setting. Southern part of site includes known archaeological remains relating to a well-preserved late prehistoric settlement. Evaluation and mitigation would be required.
		Conservation Area	N	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	N	
		Archaeological site	Y	Garden or Designed Landscape		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	0	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Any development should be designed to limit any impacts on the nearby listed building. Some archaeological evaluation/mitigation will be required							
SEA OVERVIEW	Provided that the design respects the listed building and its setting and any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE:0	

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The road edge has well established mixed deciduous trees which is an important element of the rural setting and should be retained within any development.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	Although the site is adjacent to existing development it forms a small part of a larger field and any boundaries would be arbitrary and not defensible			C	X		X	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	Although adjacent to existing development the boundaries appear arbitrary and are not defensible being a small part of a larger field									
SEA OVERVIEW	There are minor SEA issues in relation to the lack of defensible boundaries at this location						SEA SCORE:X			

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies outwith but adjacent to the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Y									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.								
OVERALL PLANNING COMMENT	Development of this site would result in the loss of a greenfield site. The Flood Risk Management Team have objected in principle to the development of this site on flood risk grounds. This site is of a small scale and would form a small extension to the settlement boundary. However, it currently forms part of a larger field and there are no defensible boundaries. As a result, it is not recommended to include this site in LDP2.									
OVERALL SEA COMMENT	There are significant negative SEA issues identified due to flood risk. There are also minor negative SEA issues over the loss of a greenfield site, and lack of defensible boundaries to the site. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques									

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H225	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/3/0165 and 13/P/3/0167 Awaiting Sec.75 Agreement.	
Site name: Ladyfield East, Glencaple Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297889. 574087			
Site Size (ha): 1.21	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are a number of mature trees within the site.		O	X	Any proposal should be assessed against policy NE7 and the mature trees should be retained	0	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible		SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N		Comment: The site is easily accessible and is located close to footpaths and cycleways						
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Brownhall				Dumfries High					
	Capacity:	0				394					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	Only a small part of the site is prime agricultural land and development should avoid this area.	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous contaminative use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?	
PLANNING OVERVIEW	Only a small part of the site is prime agricultural land.								
SEA OVERVIEW	Provided that the prime agricultural land is avoided in any development proposal then there should be no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council and SEPA hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may also be required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA/FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			There is existing capacity for both waste water and water supply					
SEA OVERVIEW			Provided all the necessary mitigation measures are implemented there should be no SEA issues				SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential properties, agricultural land and to the east lies the Crichton Estate which holds various business and educational uses.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW			There are no known air quality issues in relation to the site					
SEA OVERVIEW			There are no known SEA issues				SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield	Y	Comment: The site contains a large house and grounds most recently used by the NHS but is now vacant				
		Greenfield						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	This is a brownfield site and contains an existing building which should be reused and converted as part of any development scheme.	SV	+		+	
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Comment: There are no servicing constraints in relation to this site											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would bring forward vacant, brownfield land										
SEA OVERVIEW	There are SEA benefits in the redevelopment of vacant brownfield land								SEA SCORE: +		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is located to the west of the B725 Glencaple Road, Dumfries and currently takes access directly off it. The buildings on this site have most recently been used as office accommodation. The frontages to this site is characterised by high sandstone walls that if retained, may restrict future access. I have no objection in principle to the redevelopment of this site. However, it might be more appropriate that it should be considered as part of the larger Masterplanning of the overall Ladyfield area south of Dumfries. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW	Although a suitable access is achievable it is suggested that access to this site should also be taken from the larger long term allocated site DFS.H5.									

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a flat site.			SV	0		0	
Can the site make best use of solar gain		N	The site could only make limited use of solar gain due to the small proportion of the site available for development.			SV	X	Where possible the layout and design should ensure as much solar gain as possible and look to create sustainable buildings in line with policies OP1f and OP2	0
Is the site protected from prevailing winds		Y	The site is reasonably well protected by existing trees and surrounding development.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques								SEA SCORE: +

CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site lies within a non-inventory designed landscape and also within a conservation area. The main former house is a listed building and is now falling into disrepair. Any new development would need to be sympathetic to the setting of the building with a significant separation from it.
		Conservation Area	Y	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	Y	
		Archaeological site	N	Garden or Designed Landscape		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Conversion and renovation of existing listed building bringing it back into useful life. listed building	C	+	There is an opportunity to reflect this historic setting through the design of any new elements.	++	
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the listed building along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting.							
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should result in positive SEA impacts in helping to preserve built heritage assets for the future.						SEA SCORE: +	

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees within the site.			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained as a landscape feature.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	There will be wider views across the site from the Crichton estate to the east and also from the site.			SV	X	Any development proposals should be sensitively designed so as not to adversely impact on views from the Crichton estate.		
PLANNING OVERVIEW	Existing mature trees should be retained and incorporated into any development proposal. The site is visually well related to the existing built up part of the town being surrounded on three sides by development.									
SEA OVERVIEW	Provided that the mature trees are integrated into any development going forward then there should be no SEA issues.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary.							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently owned by the NHS and is now vacant and part of a disposal process.							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	This is a brownfield infill site within the existing built up parts of the town and is well served by local facilities and amenities. The conversion of the listed building will help to secure a long term use for this local feature as a result it is recommended to include this site in LDP2.								
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site and the conversion of the vacant listed building within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H226	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 07/P/3/0238 – application for dwellinghouse on small part of site - Refused	
Site name: Waterside Road, Cargenbridge			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295162, 574097			
Site Size (ha): 3.76	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity			Potential habitat fragmentation due to the loss of this site which includes mature trees to the south west boundary and hedgerow	SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	0	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA		N		SV	0			0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1-5	Comment: The site is located reasonably close to footpaths and cycleways							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N								
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Cargenbridge				Maxwelltown High					
	Capacity:	28				337					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways reasonably close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive						SEA SCORE:+				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk.		C	0		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site remote from public sewer but would be required to connect.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There are no known water issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: The site is in agricultural use							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site			X		X			
Does the site have existing and potential mineral extraction		N			GIS	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	Y	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: A high voltage powerline crosses the site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land. High voltage powerlines cross the site and may be difficult to integrate into any design layout to create positive placemaking.							
SEA OVERVIEW	The loss of greenfield land and impacts caused by the high voltage powerlines would be negative SEA impacts						SEA SCORE: X	

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed 3.8ha site (203) for housing, lies north of the junction of the U221n Carruchan Beeches and the U222n Waterside Road, outwith the Cargenbridge 30 mph speed restricted area. The U221n public road junction with the A711 Dumfries – Dalbeattie public road has slightly restricted visibility to the west. The U221n is generally restricted in width with poor passing provision and at its junction with the A710 has restricted visibility. Waterside Road is restricted in width and forward visibility, only has a single passing place and with little scope for improvement. Planning applications for a number of sites accessed from the U221n have in the past been refused. Road safety concerns, raised by the Police and this office have been a significant aspect in the grounds for refusal. Given the restricted nature of the adjacent public road network I am unable to recommend in favour of the inclusion of this site.					
PLANNING OVERVIEW	The adjacent public road network is restricted and Roads Officers as a result cannot recommend in favour of including the site							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site has a south westerly aspect	SV	0		0	
Can the site make best use of solar gain		Y	Yes due to the south westerly aspect of the site	SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Although adjacent to Non-inventory garden area there are no historic environment issues identified for this site		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	Y			
		Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	Development should be carefully designed so that it does not unduly impact on the non-inventory designed landscape							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided that development is designed so that it does not unduly impact on the non-inventory designed landscape there should be no SEA impacts						SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Within the Terregles Ridge RSA and there are TPOs to the southern boundary of the site				
		Wild Land	N	TPOs	Y					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees and hedgerow			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained		0
Will development of the site be well integrated visually with the existing settlement			Development of the northern part of the site defined by existing hedgerow in scale with adjacent housing and addressing the play area would fit with the landscape and existing pattern of development (considered separately as DFS.H261). The remainder of the site is visually isolated from the existing built up parts of the town and as a result would not fit with the existing pattern of built development.			C	X			X
Are there any locally attractive views that will be impacted by development of the site			The south-western area is highly visible across the valley, includes powerlines and should remain undeveloped.			C	X			X
PLANNING OVERVIEW	This site is visually separate from the existing pattern of development in the town and forms attractive rolling countryside with a number of landscape features and is highly visible across the valley.									
SEA OVERVIEW	The visual isolation of this site from the existing built up pattern of development in the town and its visual prominence results in a significant negative SEA impact.						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The small paddock to the north east of the site is unallocated within the settlement boundary whilst the larger field is outwith the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Y									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	N	Due to physical constraints and issues with the local road network								
OVERALL PLANNING COMMENT	The site is located on the fringes of the town some distance from local services. High voltage powerlines cross the site which may not be viable to relocate and would impact on any development coming forward and be likely to result in a layout below the design standards required for good placemaking. The local road network is restricted and as a result, roads officers do not recommend the inclusion of the site. The site would be visible from across the valley but, due to the topography, would not visually connect to the existing pattern of development in the town. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land, the impact of high voltage powerlines, visual separation from the existing built up pattern of development and visual impact on wider views. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H227	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Maryholm Farm, College Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296965, 577171			
Site Size (ha): 4.68	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: There are footpaths and cycleways adjacent to site							
		Right of Way	N								
		Core path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	Y								
		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Lincluden				Dumfries Academy / Maxwelltown High					
	Capacity:	31				396		337			
	Distance:	1-5				1-5		1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive						SEA SCORE:+				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA impacts however there are negative SEA impacts as a result of the loss of open space

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	The site is predominantly prime agricultural land and would be difficult to avoid when developing	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial and in the pluvial SEPA flood maps. A large section of the proposed site lies within functional floodplain as detailed in Whitesands Flood Risk Assessment. SEPA hold flood records in relation to the site		C	X	The existing Flood Risk Assessment could be used with additional site data to determine the suitability of any proposed development. Any measures identified should be implemented	?	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site currently remote from sewer but would require to connect		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply						what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA and FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH		The surrounding uses include agriculture, sports fields and industrial premises		X	Any development would be assessed against policy OP1a and should mitigation measures be required then these should be implemented.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)			The proposed use is housing		0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impact from emissions								
SEA OVERVIEW	Provided that any impact from neighbouring uses is mitigated then there are not expected to raise adverse SEA impacts						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is agricultural land					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield land	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: There are no servicing constraints in relation to this site					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land.							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		There are concerns about access to this area and in particular the impact upon the restricted road network between College Road and the A76 Glasgow Road. This site is in addition to the previously consented proposal on land to the south west and would further exacerbate access concerns. Road Officers would not be in favour of any further development at this location beyond that which has now been consented.						
PLANNING OVERVIEW	Due to restricted nature of the local road network Roads Officers are not in favour of any further development than that which is already consented							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Relatively level site			SV	0		0
Can the site make best use of solar gain		?	Possibly due to open aspect		SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+
Is the site protected from prevailing winds		N	The site is not well protected from the prevailing winds		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The site lies close to a Category B Listed bridge over the Nith. Possibility of prehistoric remains, as they are known from adjacent sites on gravel ridges overlooking the River Nith. Evaluation and/or mitigation would be required, but no overriding historic environment issues known.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		SV	0	Recording of any features found in investigation	+
PLANNING OVERVIEW	Some archaeological evaluation/mitigation will be required and development should not impact on the setting of the listed bridge							
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded and the setting of the listed bridge is not compromised there would be no further SEA concerns						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0
Will development of the site be well integrated visually with the existing settlement		N	Should the adjacent land that has planning consent not be developed then this area would be visually isolated with the existing built up parts of the town and as a result would not fit with the existing pattern of built development.			C	X	X
Are there any locally attractive views that will be impacted by development of the site		Y	The site does provide an attractive rural aspect within the town			C	X	X
PLANNING OVERVIEW	This site is currently visually separate from the existing pattern of development in the town and forms attractive rolling countryside							
SEA OVERVIEW	The visual isolation of this site from the existing built up pattern of development in the town results in a negative SEA impact.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to issues with the local road network

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and greenfield land. The local road network is restricted and as a result, roads officers do not recommend the inclusion of the site. The site would not visually connect to the existing pattern of development in the town. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land, visual separation from the existing built up pattern of development and visual impact on wider views. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H228	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 09/P/3/0287 – Planning in Principle for 5 dwellings - Refused	
Site name: land at Corbelly Hill			
Settlement: Dumfries	Current use: Paddock	Existing LDP allocations/ designations: Public Open Space	
OS Grid Reference (Easting, Northing): 296601, 575685			
Site Size (ha): 0.05	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	x	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Site is public open space for amenity purposes as part of the setting on the adjacent listed convent			SV	X			X	
			Distance (km)	0-1		Comment: The site is easily accessible and is located close to footpaths and cycleways					
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N							
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Troqueer				Dumfries Academy					
	Capacity:	55				396					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located in close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located reasonably close to local services a. Residential development will help to support services and facilities in the area.						SEA SCORE:+				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Possibly as the access to the site is a steep slope		SV	X	X	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	?	?	
PLANNING OVERVIEW	The access to the site is via a steep slope and there is potential for some soil erosion as a result							
SEA OVERVIEW	There is potential for soil erosion to the access which may result in a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies adjacent to the pluvial SEPA flood maps and DGC hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site topography may compromise site design.		C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and the vacant former convent	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is used as a paddock					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development would result in the loss of greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site is located on the outskirts of Dumfries town centre to the west of Corbely Hill Convent. Access to the site would be via an extension of Corberry Park that due to the extremely restricted area in which to form the access in and steep gradient, requires a heavily engineered solution to access and drainage; whilst technically possible it would be for a developer to determine if it is economically viable. This site has been subject to an earlier planning application (09/P/30287) which was refused on planning grounds. My earlier consultation response dated 11 May 2010 remain pertinent.									
PLANNING OVERVIEW	Due to the restricted nature and steep gradient any access would require a heavily engineered solution that may not be financially viable. There are limitations to improve the access due to existing properties										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Apart from the access the site is relatively level.				SV	0			0	
Can the site make best use of solar gain		?	Possibly due to open aspect			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.		+	
Is the site protected from prevailing winds		Y	The site is protected by existing development although would be situated on a raised level			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.		+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE:+	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Category B Listed historic convent adjacent to the site. Development is not considered to be acceptable due to the impact on the setting of former convent which is considered to be an important feature to the townscape of the area					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0			0	
PLANNING OVERVIEW	Development of the site would detrimentally impact on the setting of the listed former convent.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Development would negatively impact on the setting of the listed former convent.						SEA SCORE: X
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting the site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		?	The site is surrounded by other development however it is a highly visible site and situated in an elevated position which may impact on the residential amenity of other properties in the vicinity.			C and SV	X	If any development is considered it should be limited to only single storey properties should be considered on such a visually exposed hilltop site which are similar in style to Corberry Park	
Are there any locally attractive views that will be impacted by development of the site		Y	Long range views to the convent, for instance from The Glen on the A75 are important.				X		X
PLANNING OVERVIEW	Due to the elevation of this highly visible site development may detrimentally impact on the residential amenity of properties at Corberry Park and impact on long distance views towards the former convent								
SEA OVERVIEW	The visibility of the this site and impact development would have on long distance views of the former listed convent would be a negative SEA impact						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is designated as Protected Open Space within the LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are queries over the financial viability of any development due t the necessary road engineering works.
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land and there is possible soil erosion due to the steep gradient of the access. Development of this site would detrimentally impact on the setting of and long distance views to the listed convent which is an important feature in the townscape. There are also concerns raised over the steep gradient of the access which has limited scope for improvement due to existing properties and the viability of any necessary access improvement works. It is recommended that this site be retained as Protected Open Space in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of greenfield land possible soil erosion due to the steep gradient of the access. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H229	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 00/P/3/0033 – Dwellinghouse and stables - Withdrawn	
Site name: land adjacent to Doonholm, Castle Douglas Road			
Settlement: Dumfries	Current use: Paddock	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295149, 575810			
Site Size (ha): 0.98	Proposed use: Individual smallholding	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of this site which includes hedgerow to the southern boundary	SV	X	Existing mature hedgerow should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+	
PLANNING OVERVIEW	The hedgerow to the southern boundary of the site should be retained .							
SEA OVERVIEW	Provided the hedgerow to the southern boundary of the site are retained there are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH													
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1-5	Comment: There are footpaths and cycleways adjacent to the site									
		Right of Way	Y										
		Core path	Y										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	Y	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	1-5
		Primary					Secondary						
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	School name:	Cargenbridge				Maxwelltown High							
	Capacity:	28				337							
	Distance:	1-5				1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0						
PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.												
SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive						SEA SCORE:+						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies adjacent to the pluvial SEPA flood maps and the medium likelihood fluvial SEPA flood maps		C	X	A Flood Risk Assessment (including topographic information) is required and any measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)			The site is remote from the sewer and in principle SEPA are not supportive of further private foul drainage arrangements.		C	0	Development should connect to public sewer	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there are two 12" Trunk mains next to site outwith boundary		C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N		C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by agricultural land	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use.					
		Greenfield	N						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development would result in the loss of greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed 0.97ha site is located on the outskirts of Dumfries and is bounded to the northwest by the Maxwelltown Cycle Path and to the south by the A780 public road. Access to this proposed site would be on to the Castle Douglas Road or via a private lane which leads onto the A780. This site has been subject of planning enquiries during the current LDP period including a proposal to take access across the Maxwelltown Cyclepath from Maxwelltown Station Road (which did not gain either Council or Sustrans approval). My earlier consultation responses remain unchanged. The junction on to the public road has severely restricted visibility. Given the above, I am unable to recommend in favour of the inclusion of this site.										
PLANNING OVERVIEW	The junction onto Castle Douglas Road has severely restricted visibility and as a result Roads Officers do not recommend that it be included in LDP2											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Relatively level site				0					0	
Can the site make best use of solar gain		?	Potentially development could be orientated towards the south				0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		?	The site is only protected by the boundary hedge				0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE:+		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0				0		
PLANNING OVERVIEW	There are no historic environment issues identified for this site											
SEA OVERVIEW	There are no known SEA issues									SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSA TPOs	N N	Comment: There are no designations in relation to this site	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Roadside boundary hedgerow		C	X	Any proposal should be assessed against policy NE7 and the boundary hedgerow should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	Development in this fringe location on the edge of the town is sporadic and rural in nature and does not relate to the pattern of development within the more built up parts of the town.		SV	X		X
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	This site is located on the fringes of the town in an area where sporadic more rural types of development occurs and does not relate to the pattern of development in the main built up part of the town. Should development take place then the boundary hedgerow should be retained							
SEA OVERVIEW	There are minor SEA negative impacts as development would be out of character with the main built up part of the town.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	Y	
Can the site be delivered within the LDP timeframe	?	There are ongoing issues as to whether a suitable site access is achievable
OVERALL PLANNING COMMENT	This is a small scale site on the fringes of the town in a location which has only sporadic development and is very much rural in character, out of keeping with the development pattern in the more built up parts of the town. The access to the site has very restricted visibility and roads officers are not in favour of including this site. It is not proposed to allocate individual sites for smallholding units of this nature and as a result it is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land and the site would not be well related to the pattern of development within the town. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H230	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land close to Maxwelltown High School			
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing): 294614,578011		Existing LDP allocations/ designations: No	
Site Size (ha): 7.27	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Ninians	Maxwelltown High								
	Capacity:	137	337								
	Distance:	0-1	0-1								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.						SEA SCORE:+
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 3.2	O	X	The site is entirely prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a watercourse to the northern boundary		SV	X	See below	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and a body of water lies adjacent to the site. A minor watercourse flows along the site boundary which could represent a potential flood risk and SEPA hold a record of flooding in the area.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. . A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y			C		Appropriate buffers to adjacent watercourse. There is a presumption against culverting.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C			0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C			0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential, agricultural and education	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Comment: There are no servicing constraints in relation to the site											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development would result in the loss of greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact								SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site is currently agricultural land located beyond the end of Lochside Road southwest of Maxwelltown High School. This site does not directly abut the public road and would appear to be dependent upon the adjacent site DFS.H262 in order to form an adoptable extension to Lochside Road. It would be appropriate that this and the adjacent site DFS.H262 being considered together and Masterplanned with a development brief and a supporting Transport Assessment. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW	The site does not directly abut the public and may be dependent on other proposed sites for access									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		The site is north easterly facing			SV	0		0		
Can the site make best use of solar gain		N	The site has a north easterly aspect			SV	X	Where possible the layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	0	
Is the site protected from prevailing winds		?	Potentially from existing development and topography			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques								SEA SCORE:+	

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					
		Archaeological site	N	Garden or Designed Landscape	N					
Will the development of the site result in the opportunity to enhance or improve access	L				SV	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		?	The site does partially lie adjacent to existing new development but will also extend into the open countryside in an isolated manner that does not completely fit with the pattern of existing development which in this location has taken the form of 'rounding off'			SV	X	X	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	Development in this location would form an extension into the open countryside in a manner that does not completely fit with the pattern of recent development which has been more of a 'rounding off'								
SEA OVERVIEW	There are negative SEA impact as the site does not entirely fit with the development pattern in this part of the town						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	Y	Access arrangements would require land in the ownership of a third party
Can the site be delivered within the LDP timeframe	?	Would depend on resolving the access issues
OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and greenfield land. Development in this location would form an extension into the open countryside in a manner that does not completely fit with the pattern of recent development which has been more of a 'rounding off' and there are issues in relation to the provision of suitable access requirements. Although it may be technically possible (notwithstanding the access issues) to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land, and that it doesn't fit with the general pattern of development in this part of the town. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H231	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Georgetown Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299742, 574647			
Site Size (ha): 9.41	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: There is ancient woodland to the western boundary				
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE:0	

POPULATION AND HUMAN HEALTH												
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: There are footpaths and a cycleway some distance from the site								
		Right of Way	N									
		Core path	N									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1	
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	Secondary							
		School name:	Calside	Dumfries High								
		Capacity:	85	394								
		Distance:	0-1	1-5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0			
PLANNING OVERVIEW	The site is located some distance to local services. Residential development will help to support services and facilities in the area.											
SEA OVERVIEW	The site would support local facilities and services resulting in positive SEA impacts									SEA SCORE:+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 4.2	O	X	The majority of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regards to flood risk.		C	0		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	The site is remote from the public sewer but must connect. Topography may constrain development.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith the waste water treatment works zone		C	?	Further investigation may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	Further investigation may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
PLANNING OVERVIEW	Further investigation for both waste water and water supply will be required to consider the impact on the overall networks and, if necessary, mitigation measures put								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are agricultural and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no servicing constraints in relation to this site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site (DFS.H231) lies along the U108n Georgetown Road (South) and between the U110n Under Craigs and Georgetown Quarry. This site was included in the earlier (2002) Local Plan review where the reporters recommendation to the Local Plan Inquiry (Nov. 2005) concluded that this site should not be included for housing development. However, his report (para 15.37) stated "On balance I conclude that the site is reasonably sustainable in transport terms, and that its development for housing would appear to fit comfortably into the Council's transport strategy. I am satisfied that a suitable vehicular access to the site could be provided and any difficulties relating to the local roads network are insufficient on their own to justify the exclusion of the site for housing development". It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	A suitable access is achievable for this site												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site is north easterly facing				SV	0				0	
Can the site make best use of solar gain		N	The site has a north easterly aspect				SV	X	Where possible the layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			0	
Is the site protected from prevailing winds		?	Potentially from topography				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							
Will the development of the site result in the	L	N			SV	0					0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment								
PLANNING OVERVIEW	There are no historic environment issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: The site is located in the Solway Coast RSA		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the ridge on the south west boundary of the site				X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site would extend into the open countryside in an isolated manner that does not fit with the pattern of existing development				X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Development on this eastern sloping site would be highly visually intrusive				X		X
PLANNING OVERVIEW	Development in this location would form an extension into the open countryside in a manner that does not fit with the pattern of development in this part of the town								
SEA OVERVIEW	There are negative SEA impact as the site does not fit with the development pattern in this part of the town						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the existing settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and greenfield land. Development in this location would form an extension into the open countryside in a manner that does not fit with the pattern of development in this part of the town and would be highly visually intrusive. Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land, and that it doesn't fit with the general pattern of development in this part of the town and would be visually intrusive. However the site could help to support services and facilities in the area and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H232	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): No recent history	
Site name: land east of Georgetown Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299788, 575114			
Site Size (ha): 4.38	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0			0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: There are footpaths and a cycleway some distance from the site							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Calside	Dumfries High								
	Capacity:	85	394								
	Distance:	0-1	1-5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is well located in close proximity to local services. Residential development will help to support services and facilities in the area.								
SEA OVERVIEW	The site is well located reasonably close to local services. Residential development will help to support services and facilities in the area.						SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 4.2	O	X	Prime agricultural land is the area closest to the road, in order to avoid this area would mean that the development would not be well integrated with the existing pattern of development in the locality	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	SEPA hold various records of flooding in the area attributed to surface water or other drainage issues. A culvert is located within the site boundary.		C	0	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted. Consultation is required during development and the culvert should be avoided or measures taken not to damage it.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	The site is remote from the public sewer but must connect an. Drain/culvert through site needs to be investigated.		C	?	Further assessment may be required and any measures identified should be implemented	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						can instigate a Growth project when the Developer meets their 5 Growth criteria			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	There is a 7" water main along North edge of site	C	0	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and agricultural	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use of the site is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons Y Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land. High voltage powerlines cross the site and may be difficult to integrate into any design layout to create positive placemaking.							
SEA OVERVIEW	The loss of greenfield land and impacts caused by the high voltage powerlines would be negative SEA impacts						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed Housing site is located northeast of the U108n Georgetown Road and south east of the existing termination point of Oakfield Drive. It would be appropriate that this site be considered in conjunction with the adjacent DFS.H215 and masterplanned together in order to maximise the site layout and links. There is potential for access to this site to be via an extension to Oakfield Drive that links back onto Georgetown Road. Such a link would assist permeability and is likely to relieve some pressure and allow a self-regulating redistribution of traffic away from known pinch points in the road network. It should be noted that (a) a track along the northwestern boundary to this site links Georgetown Road and the Dundas Chemical Co. premises at Mosspar, Dumfries, (b) there are high voltage overhead power lines traversing this site and (c) there is a culverted watercourse which traverses the site from west to east, towards the lochar water. I have no objection in principle to the proposal subject to masterplanning and a development brief that includes a road link from Oakfield Drive to Georgetown Road. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	A suitable access to the site is achievable								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The majority of the site is level			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to its open aspect		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	Protected by topography and existing development		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						policies OP1f and OP2.			
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L				SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Existing trees to northern boundary enclose existing housing and Georgetown Road on edge of slope forms edge to settlement.		C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Whole site enclosed by lane from Under Craigs to Bodenlea could be considered to create a strong new boundary (includes H215).		
Will development of the site be well integrated visually with the existing settlement		Y	The site is reasonably well integrated visually with existing development to the north and west.		SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	Site is visible over a wide area across valley and though next to existing development is also associated with open countryside.		C	X		X	
PLANNING OVERVIEW	Mature trees to the northern boundary should be retained. The site is reasonably well integrated visually with the built up part of the town but the site is visible over a wide area.								
SEA OVERVIEW	There are negative SEA issues as the site is visible over a wide area						SEA SCORE: X		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to physical constraints in relation to the high voltage powerlines
OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and greenfield land. The site is located on the edge of the town and close to local services. High voltage powerlines cross the site which may not be viable to relocate and would impact on any development coming forward and be likely to result in a layout below the design standards required for good placemaking. The site would be visible over a wide area. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land, the impact of high voltage powerlines, and visual impact on wider views. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H234	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent to Cricket Field, Nunholm Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297287, 577674			
Site Size (ha): 1.64	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	xx	0	0	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are mature trees to the site boundaries and potential habitat fragmentation due to the loss of a greenfield site	SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Right of Way	Y								
		Core path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Loreburn				Dumfries Academy					
	Capacity:	40				396					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located reasonably close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is located reasonably close to local services, provides options for active travel and development would also support local						SEA SCORE:+				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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facilities and services resulting in positive SEA impacts								
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soils issues in relation to this site								
SEA OVERVIEW	There are no SEA issues in relation to the site						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The site lies close to the River Nith		SV	X	See below	X
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The FRMT would object in principle to any proposed development at this location due to SEPA flood maps and the results of the DGC funded Whitesands Flood Study. SEPA hold various records of flooding in the area attributed to fluvial flooding.		C	XX		XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	The site is remote from sewer and preference would be for connection to the sewer		C	0	Private drainage may be an option subject to meeting SEPA's requirements.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone		C	?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply									
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for water supply but the site is outwith the zone of the waste water treatment works and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential and agriculture	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is located to the north of the existing Cricket Ground/Tennis courts. Currently there is no vehicular access to the site, however it would be possible to form a new access on to the unadopted section of Nunholm Road. Any new way to serve more than 2 dwellings must be designed and constructed as an adoptable road that would comply with Dumfries & Galloway Council's Road Design Guidelines. Development of the site is likely to require an upgrade to the Nunholm Road (both public and private sections) within the vicinity of the site. An adjacent site was developed under 05/P/30096 and I also refer you to my previous consultation, the comments on which remain unchanged.								
PLANNING OVERVIEW	Access to the site is achievable however an upgrade to Nunholm Road is likely to be required									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		The site has a north and westerly aspect			SV	0		0		
Can the site make best use of solar gain		N	Due to the aspect and slope.			SV	X	Where possible the layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	0	
Is the site protected from prevailing winds		?	Partly by existing development			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques							SEA SCORE:+		

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site wraps around two sides of the Category C Listed Nunholm House. The rear of Category B Listed 60 Nunholm Road also adjoins the site and consideration should be given as to how the settings of the gardens might be enhanced and preserved, including the introduction and succession management of large scale mature trees.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N					
		Archaeological site	Y							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Nearby sites indicate the possibility of prehistoric remains, evaluation would be required			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	0	Recording of any features found in investigation	+		
PLANNING OVERVIEW	Any development should be designed to limit any impacts on the nearby listed building. Some archaeological evaluation/mitigation will be required								
SEA OVERVIEW	Provided that the design respects the listed building and its setting and any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There well established mature trees within the site			C and SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	Although the site is adjacent to existing development and the southern part is well contained the northern part of the site forms a small part of a larger field and any boundaries would be arbitrary and not defensible. Development in this location is generally road frontage only and therefore a larger development would be out of character with the general pattern in this location			C	X		X
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Although adjacent to existing development the northern boundaries appear arbitrary and are not defensible being a small part of a larger field and development would not reflect the road frontage character and pattern of development in this location								
SEA OVERVIEW	There are minor SEA issues in relation to the lack of defensible boundaries and the fit with development pattern and character at this location						SEA SCORE:X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. The Flood Risk Management Team have objected in principle to the development of this site on flood risk grounds. This site would form a small extension to the settlement boundary. However, it currently forms part of a larger field and there are no defensible boundaries to the north and development would not reflect the road frontage character and pattern of development in this location. As a result, it is not recommended to include this site in LDP2.							
OVERALL SEA COMMENT	There are significant negative SEA issues identified due to flood risk. There are also minor negative SEA issues over the loss of a greenfield site, and lack of defensible boundaries to the site and development would not reflect the road frontage character and pattern of development in this location. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H236	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Nithbank Hospital, Nithbank			
Settlement: Dumfries	Current use: Hospital and healthcare	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297801, 575345			
Site Size (ha): 3.81	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	?	There is limited vegetation and an open, grassed area to the road frontage.		C	0		0	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	There is an open, grassed amenity area to the front of the main building which forms an important visual element in the road frontage.		SV	X	The open area to the front of the main building should be retained as an important amenity area		0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways													
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Right of Way	N	Core path	N	Cycle path	N	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		St Michaels					Secondary									
	School name:	St Michaels					Dumfries Academy										
	Capacity:	7					396										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0								
PLANNING OVERVIEW	The site is well located in close proximity to local services and the town centre and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.																
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute) urban	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		Y	There is a possibility of contamination from previous uses of the site.	C	X	A site investigation may be necessary and any measures identified should be implemented.	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	O	?		?		
PLANNING OVERVIEW	There is the potential for some contamination in relation to the sites previous uses of the site								
SEA OVERVIEW	Provided that any mitigation required is carried out prior to development there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site located in the pluvial SEPA flood maps. A culvert is located within the site boundary.	C	X	A Flood Risk Assessment and Culvert investigation is required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by predominantly residential properties	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site contains a large building in hospital use.					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	The NHS are expecting to vacate this building in the near future.	0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	This is a brownfield site and there are existing hospital buildings within the site		SV	+	It is proposed to retain and convert the main building on the site however the other ancillary buildings are likely to be demolished and replaced with new development.	+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Once vacant development of this site would bring forward brownfield land							
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land						SEA SCORE: +	

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 3.8 ha site for Housing is currently occupied by the Area Health Board. The site is bounded to the north by Craigs Road, to the west by the B725 Nithbank and Johnstone Park to the south. Public access to the site is currently from B725 Nithbank via a one way system with egress points onto Nithbank and the Craigs Road. Access and egress for ambulances is via Johnstone Park. I understand that any development of this site is likely to have to respect the Listed status of buildings on the site and that the frontage onto Nithbank will remain essentially as is. Whilst the existing points of access and egress to and from this site are not ideal and the existing one-way route through the site has locally restricted width, geometry and forward visibility, there is potential for the creation of an informal adoptable road layout linking Nithbank and Craigs Road. However, I would not be in favour of any development that might result in an increase in traffic using Johnstone Park. It would be appropriate that a site development brief be developed that addresses access and egress options to the existing public road network, pedestrian and vehicular links through the site and parking requirements. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of the development proposed.							
PLANNING OVERVIEW	Site access to the site is achievable however Roads Officers would not be in favour of any increase in traffic using Johnstone Park.									

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site is gently sloping with a westerly aspect.	SV	0			
Can the site make best use of solar gain		?	The site offers some opportunity for south west facing development in new build elements however some of these may be behind the new building which could limit the solar gain	SV	0	The siting and design of new buildings should take into account solar orientation.	+	
Is the site protected from prevailing winds		?	Existing development offers some protection	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The site includes a complex of listed buildings and therefore any new development needs to be very carefully and sensitively considered in terms of demolishing the more modern elements and providing an improved setting to the more historic elements. Building recording mitigation would be required.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	N	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Conversion of the existing listed buildings would provide a useful future life ensuring their long term retention		O	X	There is an opportunity to reflect this historic setting through the design elements of any development scheme.	+
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the listed building along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting.							
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should result in positive SEA impacts in helping to preserve built heritage assets for the future.						SEA SCORE: +	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There is a large and prominent area of open space and landscaping to the front of the main building		SV	X	Any redevelopment of the site should retain and enhance both the open space and landscape planting.	+
Will development of the site be well integrated visually with the existing settlement		Y	The site is well related to the built up parts of the town and close to the town centre.		SV	+		+
Are there any locally attractive views that will be impacted by development of the site		Y	The main building and its open space frontage are a prominent feature in the streetscene		SV	X	Any development should avoid the road frontage and retain and enhance these views.	+
PLANNING OVERVIEW	Any proposed development should respect the setting of the listed building and ensure that the open area to the road frontage is maintained.							
SEA OVERVIEW	Provided that the open areas to the front of the main building are retained there should be no SEA issue						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently part of the NHS property portfolio and they are expecting to vacate the premises in the near future.
Are there any known restrictive covenants or ransom	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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strips								
Can the site be delivered within the LDP timeframe	Y		The site would be expected to come forward for development during the plan period.					
OVERALL PLANNING COMMENT	This is a brownfield infill site within the existing built up parts of the town and is well served by local facilities and amenities. The conversion of the listed building will help to secure a long term use for this local feature. The site could be suitable for a number of different uses but is currently being assessed for residential purposes. It is recommended that this site be included in LDP2.							
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site and the conversion of the vacant listed building within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques..							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H237	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/3/0168 and 13/P/3/0169 withdrawn	
Site name: Ladyfield West, Glencaple Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297820, 574442			
Site Size (ha): 1.17	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: There are no designations affecting this site.									
Are there any known invasive species within the site	N			GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are a number of mature trees within the site.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0		
PLANNING OVERVIEW	The mature trees within the site should be retained .								
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Brownhall				Dumfries High				
	Capacity:		0				394				
	Distance:		0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2, 3.2 and urban	O	X	New development should avoid the areas of prime agricultural land to the western boundaries	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	?		?	
PLANNING OVERVIEW	The area to the west of the site is prime agricultural land.								
SEA OVERVIEW	Provided that the prime agricultural land is avoided in any development proposal then there should be no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The council hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential areas, agricultural land and he Crichton estate to the east which houses a number of business and education uses	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site is a former large detached house in its own grounds which has most recently been used by the NHS but is now vacant.					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	This is a brownfield site and contains an existing building which should be reused and converted as part of any development scheme		SV	+		+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site		Comment: There are no servicing constraints in relation to this site.											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would bring forward vacant, brownfield land												
SEA OVERVIEW	There are SEA benefits in the redevelopment of vacant brownfield land										SEA SCORE: +		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is located to the west of the B725 Glencaple Road, Dumfries and currently takes access directly off it. The buildings on this site have most recently been used as office accommodation. The frontages to this site is characterised by high sandstone walls that if retained, may restrict future access. I have no objection in principle to the redevelopment of this site. However, it might be more appropriate that it should be considered as part of the larger Masterplanning of the overall Ladyfield area south of Dumfries. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Although a suitable access is achievable it is suggested that access to this site should also be taken from the larger long term allocated site DFS.H5.											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		This is a flat site.				SV	0				0		
Can the site make best use of solar gain		N	The site could only make limited use of solar gain due to the small proportion of the site available for development.			SV	X	The layout and design should ensure as much solar gain as possible and look to create sustainable buildings in line with policies OP1f and OP2			0		
Is the site protected from prevailing winds		Y	The site is reasonably well protected by existing trees and surrounding development.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site lies within a non-inventory designed landscape and also within a conservation area. The main former house is a listed building and is now falling into disrepair and many of its original features are believed to be in storage to facilitate reinstatement. Enabling development for the full restoration of this property should not be based on individual dwellings located within its landscape as this is also of significance.						
		Conservation Area	Y	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	Y							
		Archaeological site	N	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Conversion and renovation of existing listed building bringing it back into useful life.	C	+	There is an opportunity to reflect this historic setting through the design of any new elements.	++		
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the listed building along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting.								
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should result in positive SEA impacts in helping to preserve built heritage assets for the future.						SEA SCORE: +		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting the site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees within the site.			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained as a landscape feature.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	There will be wider views across the site from the Crichton estate to the east.			C	X	Any development proposals should be sensitively designed so as not to adversely impact on views from the Crichton estate.	0	
PLANNING OVERVIEW	Existing mature trees should be retained and incorporated into any development proposal. The site is visually well related to the existing built up part of the town being surrounded on three sides by development.									
SEA OVERVIEW	Provided that the mature trees are integrated into any development going forward then there should be no SEA issues.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP		The site is unallocated within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site									
Are there any known restrictive covenants or ransom strips									
Can the site be delivered within the LDP timeframe		There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	This is a brownfield infill site within the existing built up parts of the town and is well served by local facilities and amenities. The conversion of the listed building will help to secure a long term use for this local feature as a result it is recommended to include this site in LDP2..								
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site and the conversion of the vacant listed building within walking distance of existing services and facilities which and benefits could be gained through the use of solar gain and sustainable construction techniques.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H238	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land north of Summerville Avenue			
Settlement: Dumfries	Current use: Garage Court	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296479, 576550			
Site Size (ha): 0.27	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site			
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	?	The site may be used for informal recreation			SV	?		?		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N		Comment: The site is easily accessible and is located close to footpaths and cycleways						
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Laurieknowe				Maxwelltown High		Dumfries Academy		
	Capacity:		6				337		396		
	Distance:		0-1				1-5		0-1		
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous contaminative use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	0		0	
PLANNING OVERVIEW	There are no soil issues in relation to this site.								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.			X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential properties	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS											
Is the site.....		Brownfield	Y	Comment: The site contains a garage court serving existing dwellings which would appear to be mostly vacant							
		Greenfield									
Is the site vacant or derelict		?	Is it contained within the Vacant and Derelict Land Survey	N	SV	?	The site is possibly vacant.		?		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site and although there are existing garage blocks within the site it is not expected that these will be retained.		SV	+			+		
Does the site have existing and potential mineral extraction		N			GIS	0			0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0			0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Development of this site would bring forward brownfield land							
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land						SEA SCORE: +	

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site is located to the north of Summerville Avenue between Portland Drive and Ashfield Drive. It is noted that two large trees which are located either side of the existing access on the north side of Summerville Avenue restrict visibility in both directions. One or both of these trees would need to be removed to achieve appropriate visibility (2.4 x 43m both ways). There is scope for an adoptable road to be constructed from this access to serve housing within the site. It should be noted that any proposed new way to serve more than 2 dwellings must be designed and constructed as an adoptable road and any development of this site should include parking provision in accordance with Dumfries and Galloway Council parking standards.					
PLANNING OVERVIEW	A suitable access can be achieved for this site however Roads Officers recommend that one or two of the street trees is removed for visibility purposes.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development.	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Possibly	SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Evaluation may be required in respect of possible prehistoric remains.							
SEA OVERVIEW	Provided that the required evaluation is carried out there would be no SEA issues.						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations affecting this site	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees in the verge to the road frontage forming an avenue.		SV	X	Any proposal should be assessed against policy NE7 and the mature trees should be retained	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.		SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	There are attractive street trees which should be retained.							
SEA OVERVIEW	Provided that the street trees are retained then there should be no SEA issues.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	The site would be expected to come forward for development during the plan period
OVERALL PLANNING COMMENT	This is a infill, brownfield site within the built up part of Dumfries and is considered to be well related to existing development and close to local services and facilities. Further consideration will need to be given to resolving the conflicting issues of retaining the street trees and road safety. It is recommended to include this site in LDP2	
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H239	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land off Hamilton Avenue			
Settlement: Dumfries	Current use: Open Space, Garage Court and parking area	Existing LDP allocations/ designations: Partly Protected Open Space	
OS Grid Reference (Easting, Northing): 296738, 575095			
Site Size (ha): 0.94	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	0	0	+/x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The southern part of the site is amenity space and there is a play area to the northern part of the site			SV	X			X	
			Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N							
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Troqueer				Dumfries Academy					
	Capacity:	55				396					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area however it would result in the loss of open amenity space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE: +/x				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	services resulting in positive SEA impacts however the loss of amenity open space would be a negative impact							
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	Nature of current development on site is not known.		C	X	Further information would be required before development and any measures identified should be implemented	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		C	?		?
PLANNING OVERVIEW	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.							
SEA OVERVIEW	Provided the necessary mitigation measures in relation are carried out there should be no SEA issues.						SEA SCORE:0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies adjacent to the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be measured. Appropriate surface water management measures should be adopted	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Combined sewer within the site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential and a school	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS													
Is the site.....		Brownfield	Y	Comment: The northern part of the site is brownfield forming garages(which may or may not be vacant) and a parking area whereas the southern part of the site is open space									
		Greenfield	Y										
Is the site vacant or derelict		?	Is it contained within the Vacant and Derelict Land Survey		N	O	?	?					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The southern part of the site is greenfield				X	X					
Does the site have existing and potential mineral extraction		N			GIS	0		0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0					
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a											
Are there any of the following servicing constraints that impact on the development		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N
	Comment: There are no servicing constraints in relation to the site												

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Development would result in the loss of greenfield land but could also form development on brownfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact but the redevelopment of brownfield land would be a positive SEA impact										SEA SCORE: +/x		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site is located between Hill Avenue, Hamilton Avenue, Priestlands Drive, Broomlands Drive, Dickson Court and Atkinson Road with direct access only via the junction of Hamilton Avenue with Hill Avenue, Dumfries. This site is in 3 parts with narrow linkages that limit the scope of development. The northern portion of this site is accessed from Hill Avenue that is one way from Pleasance Avenue joining the 2 way section(s) of Hamilton Avenue and Balliol Avenue. However, this area contains a parking area for the adjacent new primary school and a former garage site with turning facility. This parking and garage provision should be retained or replaced as part of any development. Access to the southern portion of the site may be possible via an extension of Atkinson Road however the plan indicates that this site does not directly abut Atkinson Road. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	This site is in 3 parts with narrow linkages that limit the scope of development. The southern part of the site doesn't directly abut the public road although a suitable access may be achievable. The parking and garage provision should be retained or replaced as part of any development												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Relatively level site					0				0	
Can the site make best use of solar gain		?	Possibly, the site is relatively enclosed however					0	The layout and design should of buildings should take into account solar gain.			+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development					+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
			Conservation Area	N	Inventory of Historic Battlefield	N							
			World Heritage Site	N	Inventory & Non-Inventory	N							
			Archaeological site	N	Garden or Designed Landscape								
Will the development of the site result in the	L	N					SV	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.			SV	+	+	
Are there any locally attractive views that will be impacted by development of the site		N	The site is reasonably well screened from view into and out of the site.			SV	0	0	
PLANNING OVERVIEW	This infill site is not prominent in the streetscene								
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is partly unallocated and partly designated Protected Open Space within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	?	Possibly in terms of access to the southern portion of the site
Can the site be delivered within the LDP timeframe	?	Apart from the access issue discussed above there are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	The site contains both brownfield and greenfield elements. This is an awkward shaped site in more than one part with restricted linkages between the north and south areas. The southern area, currently amenity open space, has issues in terms of access which would need to be overcome. If the parking area and garages are to be retained to the northern portion of the site then this would leave only a very limited developable area. Due to these issues, it is recommended to maintain the Protected Open Space designation to the southern portion of the site and the northern portion of the site would remain unallocated in LDP2.	
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques. However here are minor negative SEA impacts in the loss of greenfield land and amenity open space.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H241	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land north of Cairnsmore Crescent, Lochside			
Settlement: Dumfries	Current use: Vacant		
OS Grid Reference (Easting, Northing): 295036, 577572		Existing LDP allocations/ designations: No	
Site Size (ha): 0.62	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+/x	+	0	+/x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH												
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site is currently an open grassed area used for general amenity purposes			SV	X	The current site includes no landscape features and is relatively nondescript. A landscaping scheme and open space provision within the site could overcome the loss of the area			0	
			Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N		Comment: The site is easily accessible and is located close to footpaths and cycleways						
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
			School name:	St Ninians			Maxwelltown High					
			Capacity:	137			337					
			Distance:	0-1			0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				0	
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.											
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts. Although development of the site would result in the loss of open space provision of a						SEA SCORE: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	smaller improved area as part of any new development compensate for its loss.							
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soils issues in relation to this site							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies adjacent to the pluvial SEPA flood maps..		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential areas.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: the site is a vacant, grassed area.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site and there are no existing structures for reuse on the site.	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Development would result in the loss of a greenfield site although the site is currently vacant and serves an informal amenity purpose.												
SEA OVERVIEW	Although the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient use of land within the town.										SEA SCORE: +/x		

ROADS/ACCESS														
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 0.61ha site (477), for Housing (24 units) and currently sloping public open space, is bounded by Cairnsmore Crescent, Kindar Drive and Carrick Road. Whilst scope exists for the formation of an access for an adoptable road to serve this site, the size of this site would lend itself to frontage development, accessed directly off Cairnsmore Crescent, Kindar Drive and Carrick Road. A 1.8m wide footway should be provided along the sites entire public road frontage to link with existing footways on Cairnsmore Crescent and Carrick Road. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.											
PLANNING OVERVIEW	A suitable access can be achieved to serve this site however road frontage development with properties accessed directly from the existing road network.													

CLIMATIC FACTORS														
What is the site aspect (e.g. N, W, etc.)			The site has a northerly aspect				SV	X					X	
Can the site make best use of solar gain		N	Due to its northerly aspect this site does not have the best opportunities for solar gain.				SV	X	Where possible the layout and design should try to utilise solar gain where possible and look to create sustainable buildings in line with policies OP1f and OP2			0		
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.													
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +			

CULTURAL HERITAGE															
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues in relation to this site.								
			Conservation Area	N	Inventory of Historic Battlefield	N									
			World Heritage Site	N	Inventory & Non-Inventory	N									
			Archaeological site	N	Garden or Designed Landscape	N									
Will the development of the site result in the opportunity to enhance or improve access	L	N					SV	0				0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to this site.								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site has value as 'village green' open space surrounded and overlooked by housing (albeit needs to be planted to improve amenity and microclimate).			C	X	Infilling greenspaces reduces informal play space and recreational amenity but this site is too open and 'sterile'; suitable development could enhance a smaller but better designed central space	+/x
Will development of the site be well integrated visually with the existing settlement		N	The site is well located within the built up area of the town			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N	The site does not offer wider views being enclosed by residential development			SV	0		0
PLANNING OVERVIEW	Development of this area would result in the loss of an informal open space however it is of poor quality and contains no landscape features. It would be an enhancement in the area to include a smaller but better designed open space within the site								
SEA OVERVIEW	There would be negative SEA impacts in terms of the loss of the open space but there could be beneficial impacts if an improved and enhance space were to be provided.						SEA SCORE: +/x		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently owned by a housing association
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	The site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This is a vacant infill site within the built up part of Dumfries and is considered to be well related to existing development and close to local services and facilities. However development of this area would result in the loss of an informal open space. It is recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site however it is currently vacant albeit used for informal recreation. Minor positive SEA effects as the site is within walking distance of existing services and facilities, benefits could be gained through the use of solar gain and sustainable construction techniques and there could be benefits through an improved and enhanced open space within any development.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H242	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent Alloway Avenue, Lochside			
Settlement: Dumfries	Current use: Open Space	Existing LDP allocations/ designations: Protected Open Space	
OS Grid Reference (Easting, Northing): 295526, 577277			
Site Size (ha): 0.63	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	xx	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to larger areas of open space			SV	X			X	
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Lochside				Maxwelltown High					
	Capacity:	86				337					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is considered to be an important link, providing a green corridor between larger areas of open space. This large continuous open area is a feature of north west Dumfries.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open space and a green corridor.						SEA SCORE: +/x
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	A site investigation would be required as it is adjacent to a known landfill area		C	X	Any measures identified should be implemented	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.							
SEA OVERVIEW	Provided the necessary mitigation measures in relation are carried out there should be no SEA issues.						SEA SCORE:0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC hold records of flooding connected to this site. A culvert is located within site boundary. Sensitive infrastructure located within site boundary. The Flood Risk Management Team would object in principle to any proposed development at this location due to information above and Flood Risk Assessment for site held by DGC.		C	XX	Appropriate surface water management measures should be adopted.	XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The culvert may constrain the developable footprint of the site		C	X	The area of the culvert should be avoided	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There are foul and combined sewers within site		C	0		0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply								
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for water supply and waste water .							
SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and open space	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	0		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site			X	X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site comprises of public open space bounded by Alloway Avenue to the southwest, Alloway Road to the southeast and the rear property boundaries of dwellings on Dalswinton Avenue to the northeast. Roads Officers acknowledge that there is scope for the formation of a suitable access for an adoptable road with satisfactory visibility off Alloway Avenue to serve the site. However, it should be noted that the culverted Maryholm Burn crosses this site and as recently as November 2009, the entire site was flooded. There is little scope for the line of the burn to be altered and I would not be in favour of any development that has the potential to negatively impact upon this sensitive watercourse. Given the above, I could not recommend in favour of the addition of this proposed site.						
PLANNING OVERVIEW	A suitable access to the site is achievable but due to flood risk and the existing culvert, for which there is little scope for relocation, Roads Officers are not in favour of inclusion of this site								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			This is a level site			0		0	
Can the site make best use of solar gain		?	Possibly, but the site is relatively enclosed			SV	0	The layout and design should of buildings should take into account solar gain.	+
Is the site protected from prevailing winds		Y	The site is well protected by existing development.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building N	Scheduled Monuments N	Comment: No historic environment issues identified for this site			
			Conservation Area N	Inventory of Historic Battlefield N				
			World Heritage Site N	Inventory & Non-Inventory N				
			Archaeological site N	Garden or Designed Landscape				
Will the development of the site result in the	L	N		SV	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.			SV	+	+
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development.							
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. The Flood Risk Management Team have objected in principle to the development of this site on flood risk grounds. The site is considered to be an important link, providing a green corridor between larger areas of open space. This large continuous open area is a feature of north-west Dumfries. As a result, it is recommended to retain this site as Protected Open Space in LDP2.	
OVERALL SEA COMMENT	There are significant negative SEA issues are identified due to flood risk. There are also minor negative SEA issues over the loss of a greenfield site and amenity open space/ green corridor. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H243	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land north of Rankine Avenue, Lochside			
Settlement: Dumfries	Current use: Open Space	Existing LDP allocations/ designations: Protected Open Space	
OS Grid Reference (Easting, Northing): 295449, 577622			
Site Size (ha): 1.21	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	xx	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to larger areas of open space	SV	X		X				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to cycleways and a footpath lies adjacent to the site							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Lochside	Maxwelltown High								
	Capacity:	86	337								
	Distance:	0-1	0-1								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is considered to be an important link, providing a green corridor between larger areas of open space. This large continuous open area is a feature of north west Dumfries.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open space and a green corridor.						SEA SCORE: +/x
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Unknown		O	?		?
PLANNING OVERVIEW	There are no soil issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC hold records of flooding connected to this site. A culvert is located within the site boundary. The Flood Risk Management Team would object in principle to any proposed development at this location due to information above and Flood Risk Assessment for site held by DGC.		C	XX	Appropriate surface water management measures should be adopted.	XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The culvert may constrain the developable footprint of the site		C	X	The area of the culvert should be avoided	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a combined sewer within site		C	0		0
Is there sufficient capacity for the	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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development to connect to the mains water supply									
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the FRMT and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for water supply and waste water .								
SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential, community centre and open space	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints related to this site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for Housing (20 units) and currently public open space, lies to the north of the end of Rankine Avenue, to the southwest of Dunlop Road and to the west of the rear property boundaries of dwellings on Dalswinton Avenue. It should be noted that this site does not directly abut a public road. There may be scope for an access for an adoptable road to serve this site to be taken from either Dunlop Road (via an existing access to a former lock-up garage site), via an extension of Rankine Avenue or both. However, it should be noted that the culverted Maryholm Burn crosses part of this site and has on occasion flooded this site. There is little scope for the line of the burn to be altered and I would not be in favour of any development that has the potential to negatively impact upon this sensitive watercourse.								
PLANNING OVERVIEW	A suitable access to the site is achievable but due to flood risk and the existing culvert, for which there is little scope for relocation, Roads Officers are not in favour of inclusion of this site									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		This is a level site				0		0		
Can the site make best use of solar gain		?	Possibly, but the site is relatively enclosed		SV	0	The layout and design should of buildings should take into account solar gain.		+	
Is the site protected from prevailing winds		Y	The site is well protected by existing development.		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques							SEA SCORE:+		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.				SV	+	+
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development.								
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.							
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. The Flood Risk Management Team have objected in principle to the development of this site on flood risk grounds. The site is considered to be an important link, providing a green corridor between larger areas of open space. This large continuous open area is a feature of north-west Dumfries. As a result, it is recommended to retain this site as Protected Open Space in LDP2.								
OVERALL SEA COMMENT	There are significant negative SEA issues are identified due to flood risk. There are also minor negative SEA issues over the loss of a greenfield site and amenity open space/ green corridor. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H244	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land south of Waverley Road, Lochside			
Settlement: Dumfries	Current use: Open Space	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295339, 577868			
Site Size (ha): 0.53	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	0	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site forms part of a larger area of open space but is not safeguarded in the LDP			SV	X		X		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Ninians / Lochside				Maxwelltown High					
	Capacity:	137				3373					
	Distance:	0-1				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area however it would also result in the loss of open space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE: +/x				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts. There would also be negative SEA impacts in the loss of open space
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?
PLANNING OVERVIEW	There are no soil issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. SEPA hold various records of flooding in the area attributed to surface water or other drainage issues.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and open space	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield land	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints related to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site, identified for Housing (10 units) and currently public open space, lies to the south of Waverley Road and west of Dunlop Road, Lochside. There is scope for an access for an adoptable road to serve this site to be taken from either Waverley Road, Dunlop Road or via an adoptable link road between the two. It should be noted that Waverley Road is restricted in width (4.3m), with poor in-curtilage parking provision and frequently congested with on-street parked vehicles. I would not be in favour of the sole access to this proposed site being via this restricted part of the road network. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of his proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.										
PLANNING OVERVIEW	Although there is scope to form a suitable access the local road network is restricted and as a result Roads Officers would not be in favour of a sole access point from Waverley Road											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		This is a level site				SV	0		0			
Can the site make best use of solar gain		?	Possibly, but the site is relatively enclosed				SV	0	The layout and design should of buildings should take into account solar gain.			+
Is the site protected from prevailing winds		Y	The site is well protected by existing development.				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE:+		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues in relation to the site											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town.		SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development.								
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to restrictions with the local road network
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. There are local road network issues in bringing this site forward for development and as this site is not required to meet housing land requirements at this time, it is not recommended to include this site in LDP2. A number of other sites have been recommended for inclusion in LDP2 which do not have such constraints. Any development proposal could be considered under the criteria of Policy H1.	
OVERALL SEA COMMENT	There are minor negative SEA issues over the loss of a greenfield site and amenity open space/ green corridor. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H245	Source of site suggestion: Call For site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent Syme Road, Lochside			
Settlement: Dumfries	Current use: Open space	Existing LDP allocations/ designations: Protected Open Space	
OS Grid Reference (Easting, Northing): 295867, 577793			
Site Size (ha): 0.30	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	0	0	x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to, larger areas of open space and includes a play area			SV	X		X		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Lochside	Maxwelltown High								
	Capacity:	86	337								
	Distance:	0-1	1-5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is forms part of a larger area of amenity open space.										
SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local						SEA SCORE: +/x				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open space and a green corridor.							
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	An investigation is required due to the possibility of waste disposal at this site.		C	X	Any measures identified should be implemented	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O	?		?
PLANNING OVERVIEW	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.							
SEA OVERVIEW	Provided the necessary mitigation measures in relation are carried out there should be no SEA issues.						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a combined sewer within site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There is a 4" water main along the northern edge of site		C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and open space	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield land	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints related to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site abuts the U941n Syme Road along its north-western boundary. It is envisaged that any development of this site would be similar to the opposite properties and be of a frontage nature with each dwellinghouse having its own access directly from the U941n. It would be appropriate to construct a 1.8 metre wide footway along the entire site frontage connecting to the existing provision at the boundary with 4 Syme Road. Access to each dwellinghouse should be formed with a dropped kerb detail over the required footway. Parking should also be provided within the curtilage of each plot as per current Council standards. The UC1n cyclepath passes through the southern end of site (472) and it would be appropriate to retain this strategic link from the U941n to the A76(T), a realignment of the cyclepath may be appropriate and therefore allow the majority of site to be developed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parkingbe Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Individual access could be formed from Syme Road similar to other properties opposite the site												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			This is a level site but is likely to result in linear development on an east/ west orientation				SV	0				0	
Can the site make best use of solar gain		?	Unlikely due to orientation				SV	0	The layout and design should of buildings should take into account solar gain where possible.			+	
Is the site protected from prevailing winds		Y	The site is well protected by existing development.				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment : No historic environment issues identified for this site						
			Conservation Area	N	Inventory of Historic Battlefield	N							
			World Heritage Site	N	Inventory & Non-Inventory	N							
			Archaeological site	N	Garden or Designed Landscape								
Will the development of the site result in the	L	N					SV	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the town however development on the road frontage would separate this area from the wider area of open space which would then be located to the rear of any properties, reducing the access to it.			SV	+/x	+/x	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development but would cause visual separation from the remaining area of open space.								
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Y							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	?	There are no known physical constraints in bringing this site forward depending on market demand however this land is safeguarded from development as open space						
OVERALL PLANNING COMMENT	Development of this site would result in the loss of greenfield land. This area is a part of a larger area of Protected Open Space and currently contains a play area. Such areas are safeguarded from development. Development to the road frontage would result in visual separation with the remaining open space to the rear and could result in amenity issues for residents. It is recommended that this area remain as Protected Open Space In LDP2							
OVERALL SEA COMMENT	There are minor negative SEA issues over the loss of a greenfield site and open space, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H246	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land north of Green Court, Locharbriggs			
Settlement: Dumfries	Current use: Undeveloped		
OS Grid Reference (Easting, Northing): 298792, 580491		Existing LDP allocations/ designations: No	
Site Size (ha): 2.32	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	x	+	0	0

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH													
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0			0					
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways									
		Right of Way	N										
		Core path	N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
		Primary	Secondary										
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	School name:	Locharbriggs					Dumfries High						
	Capacity:	278					394						
	Distance:	0-1					1-5						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0					
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.												
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE:+						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soils issues in relation to this site								
SEA OVERVIEW	There are no SEA issues in relation to the site						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps and in the pluvial SEPA flood maps. A body of water lies adjacent to the site. SEPA hold a record of flooding in the area attributed to fluvial flooding.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	An appropriate buffer to the watercourse is required and there is a presumption against culverting.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential and agriculture	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This site is undeveloped scrubland					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site			x		x	
Does the site have existing and potential mineral extraction		N		GIS		0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O		0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site.								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site lies to the north of Green Court and does not directly abut an adopted public road. There would appear to be scope to form an adoptable access to this site only through an area of public open space that lies between the terraced housing blocks 113 to 117 and 118 to 122 Burntscaithgreen. Again, this area of public open space lies outwith the application site. It should be noted that the junction of Burntscaithgreen with Knewehead Road is the sole point of access for Burntscaithgreen, Green Court and Lochar Court and serves in excess of 190 dwellings. Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.										
PLANNING OVERVIEW	The site does not directly abut the public road although it may be possible to form an access through existing open space. Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		The site is generally south west facing				SV	0				0		
Can the site make best use of solar gain		Y	Due to its south westerly aspect				SV	+	Where possible the layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		?	Only partly protected by existing development				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE:+			

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory	N								
		Archaeological site	N	Garden or Designed Landscape									
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0				0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site												

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no known SEA issues	SEA SCORE: 0
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LANDSCAPE									
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Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Appears to have many trees and paths providing access to countryside for residents. Suggest lower western area should be retained as open space if development proceeds.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is on the edge of the town and would form a natural extension to the existing housing estates. The site does have definable boundaries and would appear as a 'rounding off' of existing development			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	

PLANNING OVERVIEW	The site would act as a natural extension to the town and has definable boundaries.	
SEA OVERVIEW	There are no known SEA issues	SEA SCORE: 0

PLANNING/EFFECTIVENESS ISSUES		
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Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Due to road network issues

OVERALL PLANNING COMMENT	Development would result in the loss of a greenfield site. Although the site would form a natural extension to the town, roads officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided. It does not appear that these road network issues can be resolved and as a result, it is not recommended to include this site in LDP2.
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OVERALL SEA COMMENT	There are minor negative SEA issues over the loss of a greenfield site, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H247	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land west of Auchencrieff Road, Locharbriggs			
Settlement: Dumfries	Current use: Open space	Existing LDP allocations/ designations: Protected Open Space	
OS Grid Reference (Easting, Northing): 298912, 580024			
Site Size (ha): 1.16	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to, larger areas of open space			SV	X			X	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N								
		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Locharbriggs				Dumfries High					
	Capacity:	278				394					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is forms part of a larger area of amenity open space.										
SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open						SEA SCORE: +/x				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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space and a green corridor.	
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Possibly as this site includes a steep slope		SV	X		X
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site may result in soil erosion due to the steepness of the slope							
SEA OVERVIEW	There is a possibility of soil erosion which would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Body of water to western boundary		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps. A body of water lies adjacent to the site. SEPA hold a record of flooding in the area attributed to fluvial flooding.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented .	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	Appropriate buffer to watercourse as required.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a sewer within the site that is a rising main, connection would have to drain to Burnscarthgreen SPS		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There is a 1.5mm water main on the north edge of the site		C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		There is sufficient capacity for both waste water and water supply					SEA SCORE: 0	
		Provided all the necessary mitigation measures are implemented there should be no SEA issues						

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential, amenity open space and agriculture .	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW		There are no known air quality issues in relation to the site						
SEA OVERVIEW		There are no known SEA issues					SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site is currently public open space and lies behind (to the west of) existing residential property boundaries of 69 to 103 Auchencrieff Road North. The site is bounded along its western boundary by an un-named watercourse that flows out of Auchencrieff Loch in a northerly direction and enters the Barrows Burn prior to outfalling into the River Nith. There are two potential points of access to this site. (1) via the existing access way adjacent to, and serving the Community Centre (this access way lies outwith the application site and is quite steep) and (2) directly from Downsfoot Road (although this would require access through land that at present accommodates lock-up garages). This sloping site lies substantially below the level of both potential points of access and significant engineering works would be required to form a road to adoptable standards. Given the above it would be appropriate that a site development brief be submitted that considers access provision and includes a site flood risk assessment prior to being considered further.										
PLANNING OVERVIEW	Significant engineering works would be required to form access points into the site due to the change in ground levels and gradient											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The site has a westerly aspect				SV	0				0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
Conservation Area		N	Inventory of Historic Battlefield	N								
World Heritage Site		N	Inventory & Non-Inventory	N								
Archaeological site		N	Garden or Designed Landscape									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N		RSA's	N	Comment: There are no designations affecting this site.	
			Wild Land	N		TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Development would impact on the topography of the area due to the slope and gradient within the site and would require extensive engineering works.			SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site is on the edge of the town and would form a natural extension. It is unlikely that development would positively address existing properties or create good placemaking			C	?	Retain intervisibility and open access between community centre and open space. New development should also address remaining open space.	?
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Development of the site would require substantial engineering works and due to the nature of the site may not positively address existing development, feeling isolated as a result								
SEA OVERVIEW	The substantial engineering works required to develop this site would impact on the visual appearance of this area						SEA SCORE:X		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	?	This land is safeguarded from development as open space							
OVERALL PLANNING COMMENT	Development of this site would result in the loss of greenfield land. This area is a part of a larger area of Protected Open Space and such areas are safeguarded from development. Development of the site would require substantial engineering works and, due to the nature of the site, may not positively address existing development. As a result, it is recommended that this area remain as Protected Open Space in LDP2								
OVERALL SEA COMMENT	There are minor negative SEA issues over the loss of a greenfield site and open space, possible soil erosion due to the steepness of the slope and landscape concerns, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H248	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land west of Burntscarthgreen, Locharbriggs			
Settlement: Dumfries	Current use: Open Space	Existing LDP allocations/ designations: Protected Open Space	
OS Grid Reference (Easting, Northing): 298849, 580281			
Site Size (ha): 0.70	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	xx	0	x	+	0	0

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to, larger areas of open space			SV	X			X	
			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Locharbriggs				Dumfries High					
	Capacity:	278				394					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is forms part of a larger area of amenity open space.										
SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local						SEA SCORE: +/x				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open space and a green corridor.							
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soils issues in relation to this site								
SEA OVERVIEW	There are no SEA issues in relation to the site						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water lies to the western boundary		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps. A body of water lies adjacent to the site. SEPA hold a record of flooding in the area attributed to fluvial flooding. SEPA consider that new development within this area is therefore viewed as un-acceptable.		C	xx		xx
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	Appropriate buffer to watercourse as required	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Foul and surface sewers within site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	Significant concerns and an objection in principle have been raised by the SEPA and as a result it would be difficult to carry this site through into LDP2 as a housing allocation. There is sufficient capacity for both waste water and water supply							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are significant SEA issues in relation to flood risk.						SEA SCORE: XX
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential, amenity open space and agriculture .	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site.								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site does not abut an adopted public road though does abut an adjacent site, DFS.H249. There would appear to be scope to access this site only via a private access track that links the western extent of Green Court to a pump house if it could be upgraded to an adoptable standard. However, this track lies outwith the application site. It should be noted that the junction of Burntscartgreen with Knowehead Road is the sole point of access for Burntscartgreen, Green Court and Lochar Court and serves in excess of 190 dwellings. Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.									
PLANNING OVERVIEW	There would appear to be scope to access this site only via a private access track which lies outwith the site. Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)			This is a relatively level site				SV	0				0
Can the site make best use of solar gain		?	Possibly due to the nature of the site				SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.			0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site					
			Conservation Area	N	Inventory of Historic Battlefield	N						
			World Heritage Site	N	Inventory & Non-Inventory	N						
			Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0				0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There are no historic environment issues in relation to the site						
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Access to the site would require significant earthworks which would visually impact the area			C	X	X	
Will development of the site be well integrated visually with the existing settlement		Y	The site is on the edge of the town and would form a natural extension to the existing housing estates and appear as a 'rounding off' of existing development			SV	+	+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	The site would act as a natural extension to the town								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Due to road network issues
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. SEPA have raised concerns in respect of flood risk and recommend that the site is not included in LDP2 for development. Although the site would form a natural extension to the town, roads officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided. It does not appear that these road network issues can be resolved. This area is a part of a larger area of Protected Open Space. Such areas are safeguarded from development. As a result, it is recommended that this area remains as Protected Open Space In LDP2	
OVERALL SEA COMMENT	Significant negative SEA issues are identified due to flood risk. There are minor negative SEA issues over the loss of a greenfield site and amenity open space, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H249	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: west of Lochar Court, Locharbriggs			
Settlement: Dumfries	Current use: Open space		
OS Grid Reference (Easting, Northing): 298892, 580355		Existing LDP allocations/ designations: Protected Open Space	
Site Size (ha): 0.26	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	0	0	x	+	0	xx

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are mature trees to the site boundaries and potential habitat fragmentation due to the loss of a greenfield site	SV	X	Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH												
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site currently forms part of, and links to, larger areas of open space	SV	X				X			
			Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
			School name:	Locharbriggs				Dumfries High				
			Capacity:	278				394				
			Distance:	0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0				0		
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area. However the site is forms part of a larger area of amenity open space.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts however there are negative SEA impacts as a result of the loss of open space and a green corridor.						SEA SCORE: +/x
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Although a steep slope it is not considered that development would result in significant erosion		SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soils issues in relation to this site							
SEA OVERVIEW	There are no SEA issues in relation to the site						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the medium likelihood fluvial SEPA flood maps. SEPA hold a record of flooding in the area attributed to fluvial flooding.		C	x	A Flood Risk Assessment is required and any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Foul and surface sewers within site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are residential, amenity open space and agriculture .	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is amenity open space					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Comment: There are no servicing constraints in relation to this site.								
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies on the outskirts of existing residential development in Locharbriggs, fronts onto Burntscaithgreen but is steeply graded with mature landscaping. It should be noted that the junction of Burntscaithgreen with Knowehead Road is the sole point of access for Burntscaithgreen, Green Court and Lochar Court and serves in excess of 190 dwellings. Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.						
PLANNING OVERVIEW	Roads Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site has a westerly aspect		SV	0		0
Can the site make best use of solar gain		?	Possibly due to the nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building N	Scheduled Monuments N	Comment: No historic environment issues identified for this site			
			Conservation Area N	Inventory of Historic Battlefield N				
			World Heritage Site N	Inventory & Non-Inventory N				
			Archaeological site N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access	L	N		SV	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Mature trees to eastern boundary providing an important visual and amenity feature in the area. The site contains a steep slope dropping from the road to play area/public open space. Development would require extensive earthworks and would be detrimental to the setting, cutting open space off from wider community, reducing safety and amenity value.			C	XX	Not considered suitable for development	XX
Will development of the site be well integrated visually with the existing settlement		Y	The site is on the edge of the town and would form a natural extension to the existing housing estates and appear as a 'rounding off' of existing development			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	The site contains a steep slope with mature trees which form an important feature within the area. Any development would require extensive engineering works which would be detrimental to the setting of the area.								
SEA OVERVIEW	There would be significant SEA negative impacts on the setting of the local area due to loss of mature trees and significant engineering works						SEA SCORE: XX		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is designated as Protected Open Space within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Due to road network issues
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. Although the site would form a natural extension to the town, roads officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided. It does not appear that these road network issues can be resolved. Development would result in the loss of mature trees and require significant engineering works which would detrimentally impact on the setting of the area. This area is a part of a larger area of Protected Open Space. Such areas are safeguarded from development. As a result, it is recommended that this area remains as Protected Open Space In LDP2	
OVERALL SEA COMMENT	Significant negative SEA issues are identified in relation to the impact on the setting of the local area. There are minor negative SEA issues over the loss of a greenfield site and amenity open space, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H250	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Craigs Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 298403, 575218			
Site Size (ha): 0.99	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	+	x	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located adjacent to cycleways and footpaths							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Michaels				Dumfries Academy					
	Capacity:	7				396					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 3.2	O	X	The site is entirely prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	?		?
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk		C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone		C	?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0
Is there sufficient capacity for the	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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development to connect to the mains water supply									
PLANNING OVERVIEW	Further investigation will be required to consider the impact on the overall waste water networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential, agriculture and a cemetery	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development would result in the loss of greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact							SEA SCORE: X			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site (DFS.H250), for Housing and currently in agricultural use, fronts onto the U111n Craigs Road (East). The U111n Craigs Road (East) is a rural road with no footways, is restricted in width, geometry and forward visibility with few passing places. It is noted that the site potential is identified as 15 - 20 units. Roads Officers reaffirm their earlier position that they are not in favour of any development that would result in a significant increase in the level of vehicular and pedestrian traffic on this restricted local road to the detriment of road safety. However, given the extent of the proposed site, they would look favourably upon a proposal that as part of its development brief, includes widening the existing carriageway along the entire site frontage to 5.5m, provision of a 1.8m wide footway and an extension of the existing 30mph speed restricted area. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW	Roads are not in favour of any development that would result in a significant increase in the level of vehicular and pedestrian traffic on this restricted local road to the detriment of road safety. However, given the extent of the proposed site, they would look favourably upon a proposal that as part of its development brief, includes widening the existing carriageway									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		The site has a north easterly aspect			SV	0		0		
Can the site make best use of solar gain		N	The site has a north easterly aspect			SV	X	Where possible the layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	0	
Is the site protected from prevailing winds		?	Potentially from topography			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques							SEA SCORE:+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Hedgerow to eastern boundary				X	Any proposal should be assessed against policy NE7 and hedgerow should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	This part of Craigs Road has a very rural character with only a sporadic number of individual properties. The rear gardens of housing estate to the east back onto Craigs Road but any new development would not visually relate to this giving an isolated feel. The site forms a small part of a larger field and any boundaries would be arbitrary and not defensible				X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Potential for lower part of field to be developed without creating excessive visual effects but is a rural setting and development would still have impact on local sense of place.				X	Difficult to mitigate for these impacts.	X	
PLANNING OVERVIEW	Development would not be visually well integrated with the existing town and the boundaries appear arbitrary and are not defensible being a small part of a larger field. Development would impact on the rural setting and character of this location . Although it may be technically possible to develop this site it is not required to meet housing land requirements at this time.									
SEA OVERVIEW	There are minor SEA issues in relation to the landscape impacts and lack of defensible boundaries at this location						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement	Y	The site lies adjacent to but outwith the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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boundary within the LDP								
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y						
OVERALL PLANNING COMMENT	Development would result in the loss of both prime agricultural land and a greenfield site. Roads officers would not be in favour of development in this location without road widening works being carried out. Development would not be visually well integrated with the existing town and the boundaries appear arbitrary and are not defensible being a small part of a larger field. Development would impact on the rural setting and character of this location . Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character and the lack of defensible boundaries . However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H251	Source of site suggestion: Call for Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Two areas to the western part of the site have planning consent in total for 7 dwellings (14/P/3/0152 and 15/P/3/0398). No application to the eastern part of the site	
Site name: land SW of Solanus, Craigs Road			
Settlement: Dumfries	Current use: Agriculture/undeveloped	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 298266, 575291			
Site Size (ha): 1.92	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located adjacent to cycleways and footpaths							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Michaels				Dumfries Academy					
	Capacity:	7				396					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and urban	O	X	Eastern part of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Although the site contains a slope it is not considered that development would result in significant erosion.		SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	?		?	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk		C	0		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There are 12" Trunk main and 6" water main within site - stand off distances will have to be agreed		C	0		0	
PLANNING OVERVIEW	There are no water issues in relation to this site. There is sufficient capacity for both waste water and water supply								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						SEA SCORE:0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential, agriculture and a cemetery	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is undeveloped/ agricultural					
		Greenfield	Y						
Is the site vacant or derelict		?	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for Housing (15 - 20 units) is currently served by a 3m wide private access track (gated) from the end of the U985n Queensberry View and a field access off the U111n Craigs Road (East). This graded site rises steadily away from its frontage along the U111n Craigs Road (East). An extension of Queensberry View is not feasible and access via this route would require land outwith the application site. Permission has previously been granted for a development of 5 dwellings and an adoptable access road (10/P/30571 renewed) on part of the site accessed from the C206n Craigs Road. There is scope for the formation of an access for an adoptable road that would comply with Council standards also from the U111n public road. However, some local road widening of the U111n to 5.5m would be required, the existing 30mph speed restricted area would require to be extended outwards and a 1.8m wide footway be provided along the entire site frontage. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	A suitable access is achievable although some road widening would be required.											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site has a northerly aspect				SV	0				0	
Can the site make best use of solar gain		N					SV	X	Where possible the layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			0	
Is the site protected from prevailing winds		Y	The site is protected by topography				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory	N								
		Archaeological site	N	Garden or Designed Landscape	N								
Will the development of the site result in the	L	N					SV	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	South-eastern portion is separate and has significant landscape issues. The site wraps over the end of a ridge which is a prominent landscape feature overlooking much of Dumfries to the east and north. Existing development has already affected the western side of the ridge and development here would further denude landscape character and the setting of this part of town. If development were to proceed then existing trees and hedgerow to south-eastern boundary should be retained and protected.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	X
Will development of the site be well integrated visually with the existing settlement		?	The south eastern part of the site has a very rural character with only a sporadic number of individual properties. Whereas the western part of the site, particularly on the lower slopes, is well related to existing development in the area			SV	?		?
Are there any locally attractive views that will be impacted by development of the site		Y	Highly visible from Gilbrae road and from a main approach into Georgetown.			C	X		X
PLANNING OVERVIEW	The south-eastern portion of the site is separate and has significant landscape issues being visually prominent..								
SEA OVERVIEW	There would be negative SEA issues in landscape terms if the south eastern portion of the site were to be developed						SEA SCORE: X		

Y

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	?	Part of the site is within and part of the site is adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing the western part of the site forward depending on market demand
OVERALL PLANNING COMMENT	Development would result in the loss of both prime agricultural land and a greenfield site. Road widening would be required to Craigs Road. The western part of the site has an extant planning permission for residential development. However, development on the south-eastern portion of the site would not be visually	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			<p>well integrated with the existing town and would be visually prominent impacting on the rural setting and character of this location. Although it may be technically possible to develop the south-eastern part of the site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2. However, it is proposed to amend the settlement boundary in LDP2 to include the western portion of the site that has planning permission.</p>					
OVERALL SEA COMMENT			<p>Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques</p>					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H254	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 05/P/3/0331 – 90 dwellings - refused	
Site name: land at Curriestane			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295583, 575231			
Site Size (ha): 5.96	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Small number of mature trees and there is potential habitat fragmentation due to the loss of a greenfield site	SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	Cargenbridge				Maxwelltown High					
	Capacity:	28				337					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is reasonably well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and urban	O	x	Only a very small part of the site is not prime agricultural land	x	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial and in the medium likelihood fluvial SEPA flood maps.		C	X	A Flood Risk Assessment, including topographic information, is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There is existing capacity for both waste water and water supply Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential properties and agriculture	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N		SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site		Comment: There are no servicing constraints in relation to the site											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		A realignment of the Dalbeattie Road and Park Road junction is being progressed as part of the DGRI accommodation works and will be implemented prior to the new DGRI opening. The final junction layout has not yet been determined but will involve an alteration to route priority and may have an impact upon the location of an access to this proposed site. The proposed site frontage at 100m in length, offers potential to form an access to this land and altered access in respect of the property Curriestanes Cottage, via a new junction, subject to a TA/TS to guide the type of junction that must comply with road design standards. It should be noted that any proposed new way to serve more than 2 dwellings must be designed and constructed as an adoptable road and any development of this site should include parking provision in accordance with Dumfries and Galloway Council parking standards.											
PLANNING OVERVIEW	There is potential to forma suitable access												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		The site has a south westerly aspect				SV	0				0		
Can the site make best use of solar gain		Y	Yes due to the south westerly aspect of the site			SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+		
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.			0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory	N								
		Archaeological site	N	Garden or Designed Landscape	N								
Will the development of the site result in the	L	?	Possibly			SV	X	Recording of any features found in investigation			+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment								
PLANNING OVERVIEW	Any archaeological evaluation required to the northern part of the site should be carried out prior to development.							
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out there should be know SEA issues.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Some trees and hedgerow to the boundary			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site is visually isolated from the existing built up parts of the town and as a result would not fit with the existing pattern of built development.			SV	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	The site is not suitable for heavy development as it contributes to the rural fringe and open setting as approaching the town			C	X		X
PLANNING OVERVIEW	This site is visually separate from the existing pattern of development in the town and forms attractive rolling countryside and an open setting on the approach to the town								
SEA OVERVIEW	The visual isolation of this site from the existing built up pattern of development in the town and the impact it would have on the setting and approach to the town results in a negative SEA impact.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Development would result in the loss of both prime agricultural land and a greenfield site. Development would not be visually well integrated and would appear isolated, detrimentally impacting on the setting and approach to the town. Development would impact on the rural setting and character of this location . Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character on the approach to the town. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H255	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Mavis Grove			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297003, 573913			
Site Size (ha): 14.63	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: Semi natural woodland to eastern boundary			
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are mature trees to the eastern boundary and there is potential habitat fragmentation due to the loss of a greenfield site			X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: There are footpaths and cycleway adjacent to the site							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Troqueer				Dumfries Academy					
	Capacity:	55				396					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 4.2	O	X	Only a very small area of the site to the eastern boundary is not prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The River Nith lies adjacent to the site			X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and lies adjacent to the medium likelihood fluvial SEPA flood maps. SEPA hold historical records of flooding in this area.			X	A Flood Risk Assessment, including topographic information, is required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site remote from sewer and SEPA not supportive of private drainage from this scale of development.			?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith waste water zone.			?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	?	
Is there sufficient capacity for the	PHH	Y				0	Further investigation such as Flow and Pressure test or	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply						Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: A high voltage powerline crosses the site					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site for Housing (200 units) lies adjacent to the A710 New Abbey Road, south of Mavis Grove (private road) and north of (including a short length of frontage) the U233n Laghall Quay public road. This site lies approx. 620m outwith the Dumfries 30mph speed restricted area and the National speed limit applies. A cycleway has been installed along the eastern side of the A710 from Dumfries to Mavis Grove. There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development. It would be appropriate that a Masterplan approach be adopted so that :- 1) the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision, 2) Transport Assessment be provided and 3) An accompanying site development brief be agreed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of his proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.					
PLANNING OVERVIEW	There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a relatively level site		0		0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site	SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+	
Is the site protected from prevailing winds		N	The site is open to the prevailing winds and is not well protected.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Any archaeological evaluation required to the northern part of the site should be carried out prior to development.								
SEA OVERVIEW	Provided that all evaluation and mitigation works are carried out there should be know SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Sloping open greenfield site strongly associated with rural setting. Ancient wet woodland below site is an attractive and accessible resource and would be sensitive to this development (woodland restrict views of site from the east). Southern boundary is weak (hedgeline) and arbitrary				X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site is visually isolated from the existing built up parts of the town and as a result would not fit with the existing pattern of built development.				X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Development would potentially be visible over a wide area to the north-west, west and south.				X	Not considered suitable for development	X
PLANNING OVERVIEW	This site is visually separate from the existing pattern of development in the town and forms attractive rolling countryside. Development would be visible over a wide area.								
SEA OVERVIEW	The visual isolation of this site from the existing built up pattern of development in the town and as it could be visible over a wide area results in a negative SEA impact.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	N	It is separated from the settlement boundary by the River Nith.						
Have all landowners been identified and have they agreed to disposal/development of the site	Y							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y							
OVERALL PLANNING COMMENT	Development would result in the loss of both prime agricultural land and a greenfield site. Development would not be visually well integrated and would appear isolated detrimentally impacting on the setting and approach to the town. Development would impact on the rural setting and character of this location. Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character and relative isolation from the town. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H256	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Bankend Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 298560, 574469			
Site Size (ha): 12.77	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		Y	Comments: Ancient and semi-natural woodland to eastern boundary					
Are there any known invasive species within the site	N			C and GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y		There are mature trees and there is potential habitat fragmentation due to the loss of a greenfield site	SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+		
PLANNING OVERVIEW	The mature trees within the site should be retained .								
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: There are footpaths and cycleway adjacent to the site							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Brownhall				394					
	Capacity:	0				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
	PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2 and urban	O	x	The higher ground to the south eastern corner of the site is prime agricultural land and would be difficult to avoid	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Although the site does slope it is not considered that development would result in significant erosion		SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of some prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE:X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The area to the road frontage appears to be boggy		SV	x	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	x	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	There is a 4" water main just within site boundary		C	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment. As Scottish Water are funded for Growth	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for waste water and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture, residential, a golf course and the Crichton campus which includes commercial and educational premises.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development would result in the loss of greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 300 no dwellinghouses lies to the east of the C12n Bankend Road, south of the golf course. The site shares an approx. 100m frontage with the C12n, however it should be noted that there is a strip of land adjacent to the public road containing services for Midpark Hospital which may restrict potential development in this area. There appears to be little scope to provide a secondary access or EVA to the site and as such Roads Officers would not be in favour of the formation of an overlong cul-de-sac (i.e. more than 100 no. houses). A footway should be provided along the site frontage of the C12n with crossing point(s) to the footway opposite. Consideration should be given to links with core paths and the Maidenbower cycleway. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of his proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.						
PLANNING OVERVIEW	There appears to be little scope to provide a secondary access or EVA to the site and as such Roads Officers would not be in favour of the formation of an overlong cul-de-sac								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The site has a south westerly aspect			SV	0		0	
Can the site make best use of solar gain		Y	Yes due to the south westerly aspect of the site		SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		
Is the site protected from prevailing winds		?	Partially from existing development but this is an elevated site			0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Partially located within the Crichton Conservation Area and wraps around the rear of Category B Listed Ellangowan [dwelling with adjoining dwelling conversion] and Category C Listed Midpark [offices for hospital]. Both of these buildings are already compromised by the proximity of new development or permissions for same. A very significant separation area should be retained to the rear of both properties to retain their architectural and historic interest in their settings. Rear of Ellangowan would need to incorporate well designed screening in form of large scale trees. High risk of spoiling the residential properties. The site is also partially within the Crichton Non-Inventory Designed Landscape adding additional weight to the requirement for preserving setting and managing landscape features within this semirural location.. Prehistoric finds from Maidenbower Craigs indicate activity within the area. Mitigation would be required.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	Y			
		Archaeological site	Y					

Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	X	Recording of any features found in investigation	+	
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PLANNING OVERVIEW	Development of this site will impact on the setting of the Crichton conservation area and the adjacent listed buildings and should be sensitively designed to ensure there are no detrimental impacts on these historic assets and their semirural setting.							
SEA OVERVIEW	Provided that any development sensitively respects and reflects the historic setting of these important cultural assets and provides separation from them then there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE

Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The upper are is adjacent to Maidenbower Craigs which is designated as ancient woodland and is a prominent local landmark feature, accessible via a cycle track. Site contains a mature stand of trees and avenues which form part of the Crichton Estate designed landscape; these have a high amenity value and cultural/historical interest and should be protected and retained with any development set well back from trees.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	Development on the upper slopes would not be consistent with the pattern of development for the town or the Crichton Estate (part lies within the Crichton Conservation Area)			C	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Section immediately next to Bankend Rd may be suitable; the rest of the site should remain as open land. Proposed site covers entire hillside from Bankend Rd, up and over the summit ridge of Maidenbower Craigs. Development would be visible over a wide area to the			C	X		X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			north, west and south (potentially eastwards too) and development could also potentially conflict with the setting of the golf course.					
PLANNING OVERVIEW	Development on the upper slopes would be visible over a wide area however if development was to be limited to the lower slopes only the boundaries would appear arbitrary and are not defensible being a small part of a larger field. Overall development would not fit with the current pattern of development in this location.							
SEA OVERVIEW	There are minor SEA issues in relation to the visual prominence of the upper slopes and the lack of defensible boundaries if development were limited to the lower slopes.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies adjacent to but outwith the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Development would result in the loss of both prime agricultural land and a greenfield site. Roads officers have expressed concerns to the feasibility of a secondary access to the site. Development would be visible over a wide area and would not fit with the current pattern of development in this location. Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the visual prominence of the site. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H257	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Jericho Loch			
Settlement: Dumfries	Current use: Woodland and loch		
OS Grid Reference (Easting, Northing): 299470, 580724		Existing LDP allocations/ designations: No	
Site Size (ha): 13.22	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+/x	0	0	0	x	+	0	x

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: There are no designations affecting this site									
Are there any known invasive species within the site	Y	There is Japanese Knotweed to the north eastern corner of the site			GIS	X	Measures should be taken to either eradicate the plant or to ensure that it is not spread to other areas.	0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are mature trees and there is potential habitat fragmentation due to the loss of a greenfield site				X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	0	
PLANNING OVERVIEW	The mature trees should be retained and measures should be taken to eradicate the Japanese Knotweed.								
SEA OVERVIEW	Provided the mature trees are retained and that the Japanese Knotweed is eradicated then there are no SEA issues						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	This is a recreation fishing loch and amenity area			SV	X		X			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Distance (km)	0-1	Comment: There is a circular core path within the site to the west of the loch							
			Right of Way	N								
			Core path	Y								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
	School name:		Heathhall				Dumfries High					
	Capacity:		26				394					
	Distance:		1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0			0		
PLANNING OVERVIEW	The site is located some distance to local services and it would be difficult to develop the site without a significant impact on the core path and its setting. Residential development will help to support services and facilities in the area.											
SEA OVERVIEW	Development of the site would result in detrimental impacts to the core path and its setting which would be a negative SEA									SEA SCORE: +/x		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			impact, however it would support local facilities and services resulting in positive SEA impacts					
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.2 and urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soils in relation to his site							
SEA OVERVIEW	There are no SEA impacts						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The site contains a loch		SV	X	See below	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A substantial part of the site may lie within the 1 in 200 year floodplain of the Lochar Water. No development should take place within this area. The site appears in medium the likelihood fluvial SEPA flood maps and in the pluvial SEPA flood maps. A body of water traverses the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site appears to have existing water features which may be compromised by the development and also constrain the development.		C	?	Detailed surveys are required to consider how this site could be developed.,	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith waste water zone		C	?	Further investigation may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	?
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply									
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified in the FRA are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is currently a loch and amenity woodland					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield land	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to the site		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development would result in the loss of greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site, which includes a commercial sport fishery is currently accessed from the A701. It would be appropriate that Transport Scotland comment upon any access off the Trunk Road network. The site also has frontage onto Catherinefield Road, Locharbriggs however there is limited footway provision on Catherinefield Road and the junction of the A701 Trunk Road and Catherinefield Road is restricted in respect of junction visibility. Roads Officers are not in favour of any development that will increase traffic using this restricted section of road and junction however, there would appear to be scope using land within this site to improve the A701 / Catherinefield Road junction, normalise road width on Catherinefield Road and provide footway provision along the site frontage. Roads Officers would only be in favour of inclusion of this site if the above improvements were conditioned. Should this site be included, it should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any proposed development of this site should include parking provision in accordance with Dumfries and Galloway Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Transport Scotland should be consulted in relation to the use of an access of the A701								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Relatively level site	SV	0		0	
Can the site make best use of solar gain		?	Potentially as proposed layout indicates south westerly elevations	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	Protected by existing development	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Currently an attractive fishing lake and predominantly deciduous woodland set within a shallow valley which forms a strong edge to settlement. Site is screened from the A701 and nearby housing by the woodland and has a strong sense of place.			C	X	A small number of chalets/dwellings might be accommodated, set within the woodland and around the loch without sacrificing the sense of place and role in defining settlement, provided that the majority of woodland is retained and protected.	0	
Will development of the site be well integrated visually with the existing settlement		N	The proposed layout indicates a linear development with rear gardens backing onto Catherinefield Road. Although linear development may reflect existing properties in the vicinity any new development which does not positively address the Catherinefield Road frontage would not be visually well integrated. It is considered that Catherinefield Road provides a strong, robust and defensible boundary which should be retained.			SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	The site forms an attractive area with recreational value and footpaths which could be detrimentally impacted by a development of the nature proposed.			C	X		X	
PLANNING OVERVIEW	Development of the site would erode the robust and defensible settlement boundary in this location and properties on the site may not positively address or visually integrate with existing development. Development would also detract from the recreational value of the area.									
SEA OVERVIEW	There are minor SEA issues in relation to the landscape impacts and would detract from recreational value of the site						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies adjacent to but outwith the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y						
OVERALL PLANNING COMMENT			Development would result in the loss of a greenfield site. Transport Scotland would need to be consulted in relation to any access from the trunk road. Development of the site would erode the robust and defensible settlement boundary in this location and may not positively address or visually integrate with existing development. Development would also detract from the recreational value of the area, particularly in relation to the core path. Although it may be technically possible to develop this site, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.					
OVERALL SEA COMMENT			Minor negative SEA issues, including loss of greenfield land and landscape impacts as development would detract from recreational value of the site, in particular in terms of the core path network. However, the site would support existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H258	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land at New Abbey Road			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296356, 574646			
Site Size (ha): 8.39	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	Troqueer				Dumfries Academy					
	Capacity:	55				396					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and 5.2	O	X	Only a small area to the south is not prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Only small areas of reeds to southern edge			0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.			X	A Flood Risk Assessment, including topographic information, is required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Site remote from public sewer - which will require a comprehensive assessment to be undertaken for this and adjacent sites (foul and surface water/SUDS). This will need to take account of existing infrastructure (e.g. Scottish Water rising main from DuPont site). Appropriate buffer to Cargen Pow where required.			?		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith waste water zone			?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: the site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
mineral extraction									
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		N	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development would result in the loss of greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site for Housing (167 units) lies adjacent to and accessed from the A710 New Abbey Road, Dumfries. The A710 along the site frontage lies within the existing Dumfries 30mph speed restricted area. A cycleway has been constructed along the eastern verge of the A710 to Mavis Grove. There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development. However, the locations of any proposed accesses should be agreed with the Road Network Manager. It should be noted that development of this site should include improvement to the site frontage (including the construction of a 1.8m wide public footway along the entire site frontage along with bus stop provision). Consideration should be given to pedestrian and cycle movements across the A710 at this location. Development of this site should recognise the potential of adjacent sites that may follow, and accommodate provision for future links to those sites. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of his proposed site should include parking provision in accordance with Dumfries and Galloway Parking Standards.						
PLANNING OVERVIEW	There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development. Development of this site should recognise the potential of adjacent sites that may follow, and accommodate provision for future links to those sites.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The site has a south westerly aspect			SV	0		0	
Can the site make best use of solar gain		Y	Yes due to the south westerly aspect of the site		SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.			X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Category B Listed Building opposite north eastern corner. Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Development of this site may impact on the setting of the listed building and should be sensitively designed to ensure there are no detrimental impacts on these historic assets. Any archaeological evaluation required should be carried out prior to development.							
SEA OVERVIEW	Provided that any development sensitively respects and reflects the historic setting of these assets and that all evaluation and mitigation works are carried out then there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Open undulating greenfield site associated with rural setting. Small-scale landforms combine with solitary large trees and scenic open vista's, crop patterns/seasonal interest and enclosure patterns to form an attractive landscape of distinct character. The western boundary is weak and arbitrary though a farm track defines the southern boundary and sports pitch the northern. Not considered suitable for development	C	X	Whilst an element of housing facing onto the main road might be appropriate for the setting, it would destroy the more attractive elements of the landscape and restrict open views.	X	
Will development of the site be well integrated visually with the existing settlement		N	The site is visually isolated from the existing built up parts of the town. Open greenfield site strongly associated with rural setting.	C	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Development would be visible from the A710 at the entrance to Dumfries (opposite old Toll house) and would impact on a wide area of essentially rural landscape.	C	X		X	
PLANNING OVERVIEW	This site is visually separate from the existing pattern of development in the town and forms attractive rolling countryside with a number of landscape features. Development would be visible over a wide area.							
SEA OVERVIEW	The visual isolation of this site from the existing built up pattern of development in the town and as it could be visible over a wide area results in a negative SEA impact.						SEA SCORE:X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	Development of this site would result in the loss of a greenfield site and prime agricultural land. This site is visually separate from the existing pattern of development in the town and forms attractive rolling countryside with a number of landscape features. Development would be visible over a wide area. This is one of a number of sites that have been submitted for consideration to the south-west of the town. In isolation, this would not form a logical extension to the town and there are archaeological issues with site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.	
OVERALL SEA COMMENT	There are negative SEA impacts in relation to the visual and physical separation of the site from the built pattern of the town, the loss of prime agricultural land and greenfield land. However the site help to support services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H259	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land east of Brownrigg Loaning			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299906, 576753			
Site Size (ha): 21.75	Proposed use: Industrial/commercial	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no biodiversity issues relating to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	n/a				n/a					
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
		PLANNING OVERVIEW The site is located some distance to local services but there are footpaths and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE:+
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.2 and 5.2		0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0	0	
Are there any contaminated soils issues on the site		N	No known previous use			0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Y				X	X	
PLANNING OVERVIEW	Development would result in the loss of peat land							
SEA OVERVIEW	The loss of peat land would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. A body of water lies adjacent to the site. SEPA hold flood records attributed to surface water or other drainage issues		C	X	A Flood Risk Assessment is required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the public sewer - however connection to sewer required. Appropriate buffer to existing watercourse on site boundary - presumption against culverting. Appropriate SUDS given ground conditions.		C	?		?
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply						what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for water supply and waste water and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified in the FRA are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The surrounding land use is agriculture and residential. The site lies on the A75 trunk road and therefore some road noise might be experienced	SV	X	Any proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts from neighbouring uses.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industrial purposes which may potentially add to emissions in the area and impact on residential properties to the south	SV	X	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts particularly on nearby residential properties. Any measures identified should be implemented.	0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	Provided that any measures identified are implemented there should be no SEA issues.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development would result in the loss of greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed Industrial/Commercial site lies between the A75 Trunk Road and the C29n Brownrigg Loaning public road and south of the Tarff Valley Country Store. It is noted that the supplied TA rules out direct access from the A75 Trunk Road. A 7.5 tonne weight restriction (except for access) presently applies on the C29n. Whilst forming industrial type accesses to this site onto Brownrigg Loaning and improving Brownrigg Loaning along the site frontage is feasible, the main concerns are (a) the C29n between Bells Cottage and the A780 Annan Road is largely residential and whilst there is an existing commercial element to the traffic using the southern end of Brownrigg Loaning, Roads Officers would not be in favour of increasing this either through rat-running or through access from the Annan Road to this development site and (b) the A709 / C29n junction has restricted visibility to the west, a poor accident record and geometrically is not designed to accommodate industrial traffic - there would appear little scope to improve this junction to a satisfactory standard within the public road boundary. Without a package of measures addressing all of the above issues Roads Officers cannot recommend in favour of the inclusion of this site						
PLANNING OVERVIEW	Roads Officers would not be in favour of increasing commercial traffic either through rat-running or through access from the Annan Road to this development site and there is restricted junction visibility with little scope for improvement. Without a package of measures to resolve these issues Roads Officers cannot recommend in favour of the inclusion of this site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Relatively level site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is open to the prevailing winds and is not well protected.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0			
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Boundary hedgerow			SV	X	Any proposal should be assessed against policy NE7 and hedgerow should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site is physically and visually isolated from the existing built up parts of the town. Open greenfield site strongly associated with rural setting.			SV	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Adjacent to and highly visible from the A75			C	X	Tree belt planting would be required along eastern and norther site boundaries and south east corner to reduce views into the site.	0
PLANNING OVERVIEW	This site is visually and physically separate from the existing pattern of development in the town								
SEA OVERVIEW	The physical and visual isolation of this site from the existing built up pattern of development in the town results in a negative SEA impact.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Only a very small portion of the site to north east and north west corners adjoin the settlement boundary						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	Potential difficulties over access and road network issues					
OVERALL PLANNING COMMENT			Development would result in the loss of both a greenfield site and peatland. Development would not be visually well integrated and would appear isolated. Development would impact on the rural setting and character of this location. Roads officers would not be in favour of increasing commercial traffic either through rat-running or through access from the Annan Road to this development site and there is restricted junction visibility with little scope for improvement. Without a package of measures to resolve these issues, roads officers do not recommend the inclusion of this site. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2.					
OVERALL SEA COMMENT			Minor negative SEA issues, including loss of greenfield land and peatland and landscape impacts due to the relative isolation from the town. However, the site improve access to employment opportunities and benefits could be gained through the use of solar gain and sustainable construction techniques.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H260	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land north east of Inishowen			
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing): 295434, 575873		Existing LDP allocations/ designations: No	
Site Size (ha): 5.08	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: The site is easily accessible and is located adjacent to footpaths and close to cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Cargenbridge /Laurieknowe				Maxwelltown High /Dumfires Academy					
	Capacity:	28	6	337	396						
Distance:	1-5	1-5	1-5	1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is reasonably well located close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1 and urban	O	X	Only a small part of the site to the eastern edge is not prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of some prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and in the medium likelihood fluvial SEPA flood maps. A body of water lies adjacent to the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		?	Remote from sewer but must connect. Appropriate buffer to watercourse where required. Presumption against culverting.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone		C	?	Further investigation) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	?	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply						what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all mitigation measures identified are implemented then there are no further SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture, golf course and residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
management site and could, therefore, compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development would result in the loss of greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site is located on the outskirts of Dumfries and is bounded by the A780 Castle Douglas Road, Dumfries and Galloway Golf Course, agricultural land and a private track/way serving Doonholm and Dawnhill. Access to this proposed site would be off the A780 Castle Douglas Road where the overall site frontage is divided by the existing dwellings "Franklea" and "Inishowen". It would not be appropriate to consider any access being taken via the narrow private way serving Doonholm and Dawnhill which has restricted geometry and visibility at its junction with A780. It should be noted that this location lies some 300m outwith the Dumfries 30mph speed restricted limit and therefore the National speed limit of 60mph applies. Given the restricted visibility onto the A780 due to the horizontal and vertical alignment of the road at this point, Roads Officers would not be in favour of development of this site. This site was included in the earlier (2002) Local Plan review where the reporters recommendation to the Local Plan Inquiry (Nov. 2005) concluded that this site should not be included for housing development). However, his report (para 6.19) stated "It is accepted that access to the site is feasible in terms of the Council standards, with the appropriate visibility requirements being met if a speed restriction of 40mph were introduced. However, there is reference to potential housing development south of Castle Douglas Road (which is subject to a separate objection) and should both sites proceed access would only possible through the provision of a new roundabout junction. It is submitted that if the development of the objection site for housing is thought to be appropriate, it should not be allowed in such a way as to prejudice the future development of the surrounding area". Para 6.38 indicated that "...a suitable vehicular access could be provided to the site from the A780, using either a ghost island or a roundabout junction". It should be noted that depending on the scale of the development and type of junction required, provision of appropriate visibility areas and junction configuration may involve land outwith the identified site. Any development should be conditional upon the submission and agreement of a masterplan covering all sites on the Castle Douglas Road and a site development brief that should include proposals for appropriate vehicular access.							
PLANNING OVERVIEW	Given the restricted visibility onto the A780 due to the horizontal and vertical alignment of the road at this point, Roads Officers would not be in favour of development of this site. Depending on the scale of the development and type of junction required, provision of appropriate visibility areas and junction configuration may involve land outwith the identified site.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		The site has a south westerly aspect			SV	0		0	
Can the site make best use of solar gain	Y	Yes due to the south westerly aspect of the site			SV	+	The layout and design should ensure solar gain and look	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						to create sustainable buildings in line with policies OP1f and OP2			
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations in relation to this site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N		SV	0		0		
Will development of the site be well integrated visually with the existing settlement		N	Development in this fringe location on the edge of the town is sporadic and rural in nature and does not relate to the pattern of development within the more built up parts of the town.	SV	X		X		
Are there any locally attractive views that will be impacted by development of the site		Y	Greenfield site with rising land backing onto golf course. Low density development might be suitable but site is highly visible from main road (A780)	C	X	Relationship with open countryside/golf course requires mitigation.	0		
PLANNING OVERVIEW	This site is located on the fringes of the town in an area where sporadic more rural types of development occurs and does not relate to the pattern of development in the main built up part of the town.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are minor SEA negative impacts as development would be out of character with the main built up part of the town.	SEA SCORE: X
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PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	The site does not directly abut the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are issues as to whether a suitable site access is achievable
OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and greenfield land. This site is on the fringes of the town in a location which has only sporadic development and is very much rural in character, out of keeping with the development pattern in the more built-up parts of the town. The access to the site has restricted visibility and roads officers are not in favour of including this site. As a result, it is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA impacts in relation to the loss of prime agricultural land and greenfield land and the site would not be well related to the pattern of development within the town. However the site is located reasonably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H261	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: adj Beeches Avenue, Cargenbridge			
Settlement: Dumfries	Current use: Paddock	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295203, 574165			
Site Size (ha): 0.87	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	0	0

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site								
Are there any known invasive species within the site		N		C and SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are a mature trees and hedgerow to the boundaries of the site and there is potential habitat fragmentation due to the loss of a greenfield site	SV	X	Any development should ensure that the design and layout, including landscaping mitigate against any adverse impacts on biodiversity interests. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes. The existing trees should be retained and fully integrated into the design and layout in line with policy NE7	+	
PLANNING OVERVIEW	The mature trees and hedgerow should be retained .							
SEA OVERVIEW	Provided the mature trees and hedgerow are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is relatively close to footpaths and cycleways							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Cargenbridge				Maxwelltown High					
	Capacity:	28				337					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is located some distance to local services but there are footpaths and cycleways relatively close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.							
SEA OVERVIEW	The site provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +	

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk		C	0		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N	Site is remote from the public sewer but would have to connect.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There are no water issues in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding land uses are agriculture, open space and residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is housing	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is used as a paddock					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to the site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			There have been a number of informal enquiries regarding this site during the current LDP period. None have been progressed as access to this site can only be formed through a playpark. Advice proffered has been that it may be possible to form an adoptable road to access this site through the playpark but replacement provision would need to be considered as part of any application. Most recently it has come to Roads attention that there is a land ownership issue with the playpark that may be difficult to resolve. Given the above it may be appropriate that this site now be removed from the LDP									
PLANNING OVERVIEW	It may be possible to form an adoptable road to access this site through the playpark but replacement provision would need to be considered as part of any application. The play area is in the ownership of a third party and as a result Roads Officers recommend that the site is not included in LDP2.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)			This is a relatively level site				SV	0				0
Can the site make best use of solar gain		?	Potentially due to its open nature				SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+
Is the site protected from prevailing winds		N	The site is quite open to the prevailing winds and is not well protected from existing development.				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.			0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE:+	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site					
			Conservation Area	N	Inventory of Historic Battlefield	N						
			World Heritage Site	N	Inventory & Non-Inventory	N						
			Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0				0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There are no historic environment issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: The site is within the Terregles Ridge RSA			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Boundary trees and hedgerow				X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		Y	Development would be in scale with adjacent housing and addressing the play area would fit with the landscape and existing pattern of development.				+		+	
Are there any locally attractive views that will be impacted by development of the site		N					0		0	
PLANNING OVERVIEW	The site would be well integrated with the existing pattern of development.									
SEA OVERVIEW	There are no SEA issues.							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently unallocated within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	Y	Access can only be achieved through land in third party ownership							
Can the site be delivered within the LDP timeframe	N	Due to the access issues							
OVERALL PLANNING COMMENT	Development would result in the loss of prime agricultural land and a greenfield site. The site is considered to be well related to existing development. However, access can only be achieved through the existing play area (which would need to be replaced), and would involve land which is not under the control of the proposer. As there does not appear to be a resolution to the access issue, it is proposed to remove this site from the settlement boundary.								
OVERALL SEA COMMENT	Minor negative SEA issues in the development of prime agricultural land and a greenfield site. Minor positive SEA effects as the site would support existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H262	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Maxwelltown High School			
Settlement: Dumfries	Current use: Education purposes and agricultural	Existing LDP allocations/ designations: Existing playing field associated with the school are Protected Open Space	
OS Grid Reference (Easting, Northing): 294902, 578165			
Site Size (ha): 12.25	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	+/-	+/-	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There is potential habitat fragmentation due to the loss of a greenfield field to the west and the site is bounded by mature trees. There is not considered to be a loss of habitat connectivity or wildlife corridor to the remainder of the site.	SV	X	Where appropriate, measures to retain and enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	Any development scheme should include a landscaping scheme to ensure that the development is not detrimental to biodiversity interests.							
SEA OVERVIEW	Provided that a suitable landscaping scheme form part of the proposals there would be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	There would be the loss of the existing playing fields associated with the existing school buildings			O	X	In compensation additional open space or improvements to existing open spaces in the area should be provided although this may not result in a like for like replacement in facilities			X
			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N		Comment: The site is easily accessible and is located adjacent to footpaths and cycleways					
		Core path		Y							
		Cycle path		Y							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Ninians				Maxwelltown High					
	Capacity:	137				337					
	Distance:	0-1				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute) 2 and urban	O	X	The land and field to the north west of the school buildings should be avoided but this forms a large portion of the site.	X		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		Y	There is possibly contamination through previous uses.	C	X	The site will require desk study and risk assessment and any measures identified should be implemented.	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		O	0		0		
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land. Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and a body of water lies adjacent to site.	C	X	A Flood Risk Assessment is required . Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0	A buffer to the watercourse may be required and there will be a presumption against culverting.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0	A Drainage Impact Assessment should establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	There is a 1.5mm Water main within site.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply						what impact, if any this development has on the existing network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There is an existing commercial and industrial estate located to the north of the site. The estate includes a salvage yard which has raised previous concerns in respect of noise issues.	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation measures and structural planting for screening will be required to mitigate against any adverse impacts and may limit new residential development in the north western part of the site.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development.	SV	0		0		
PLANNING OVERVIEW	There are noise issues related to the adjacent industrial estate and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The school buildings and their grounds are brownfield however the field to the west is greenfield and in agricultural use.					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	The schools are in the process of being relocated and will become vacant	0	
Will development of the site minimise demand on primary resources e.g. does the		N	The site is partly greenfield and partly brownfield. It is unlikely at the present time that the existing school	SV	X		0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
development re-use an existing structure or recycle or recover on-site materials/resources			buildings will be incorporated into any new residential development.					
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: There are no servicing constraints in relation to this site.					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land to the west but would provide a brownfield redevelopment of the school buildings once vacant							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact although the redevelopment of a brownfield site would be positive impact						SEA SCORE: +/X	

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is currently occupied by Maxwelltown High School and agricultural land located at the western end of Lochside Road. This site abuts Lochside Road and would permit an extension of the public road to be formed. In addition access could be taken from an extension of Lochside Road for the adjacent site DFS.H230 to the southwest. It would be appropriate that this and the adjacent site DFS.H230 being considered together and Masterplanned with a development brief and a supporting Transport Assessment. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.					
PLANNING OVERVIEW	Access to the site is achievable however should this site and the adjacent site at DFS.H230 both come forward for development together then a Transport Assessment would be required.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site has a south westerly aspect.	SV	0		0	
Can the site make best use of solar gain		Y	Due to its south west aspect the use of solar gain could be used to great effect	SV	0	Siting and design of buildings to take account of solar orientation.	+	
Is the site protected from prevailing winds		?	New development may provide some protection from the prevailing wind the site is still relatively open	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures to make the buildings more resilient to the climatic factors.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/X	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues affecting this site.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues relating to this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees and hedgerow to the western boundary and the western part of the site has an attractive rural character.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		?	The area including the school grounds is well related to existing development however the field to the west is less well integrated.		SV	X	For reasons set out below the western part of the site may not be proposed to be taken forward at this time.	0	
Are there any locally attractive views that will be impacted by development of the site		Y	There are attractive rural views to the west.		SV	X	The views out of the site will not be significantly impacted on if the western part of the site is left undeveloped	0	
PLANNING OVERVIEW	Whilst the school grounds are well related to the existing built up parts of the town the field to the north west has an attractive rural character.								
SEA OVERVIEW	Although the development of this site would result in the loss of attractive rural character of the field to the north west the site is visually well contained and provided that boundary trees and hedgerow are retained there should be limited negative SEA impacts.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement	?	Part of the site is unallocated within the settlement boundary while the field to the west lies adjacent to the boundary.						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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boundary within the LDP								
Have all landowners been identified and have they agreed to disposal/development of the site		Y	The site is currently owned by DGC who will look to dispose once the school is vacated.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	The site would be expected to come available for development during the plan period.					
OVERALL PLANNING COMMENT			Once the existing schools have been relocated the eastern part of this site would represent a vacant, brownfield site on the edge of the built up part of Dumfries adjacent to recently constructed residential development. The site is considered to be well related to existing development and close to local services and facilities. However it is considered that the whole site is not required to meet housing land requirements at this time and therefore only the brownfield part of the site is proposed to be allocated in LDP2. There are likely to be noise issues in relation to the adjacent industrial estate and careful consideration will need to be given as to how to mitigate against these issues to ensure there is no conflict with residential amenity or that the operations of the businesses concerned are not impeded. A development of a site of this size may impact on the road network and therefore a Transport Assessment is likely to be required.					
OVERALL SEA COMMENT			Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, part of the site is brownfield and within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H263	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land at Hardthorh Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 294790, 577589			
Site Size (ha): 0.74	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+/x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There is potential for habitat fragmentation due to the loss of a greenfield site and there are mature trees to the road frontage.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Not publicly accessible		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located adjacent to footpaths and close to cycleways							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Ninians	Maxwelltown High								
	Capacity:	137	337								
	Distance:	0-1	0-1								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soils issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented.. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There is a 21" Trunk main through site		C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There is existing capacity for both waste water and water supply however the location of the water main may impact on the layout and siting of buildings.						SEA SCORE: 0
	Provided all the necessary mitigation measures are implemented there should be no SEA issues						

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential and agricultural.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a vacant greenfield site.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a vacant, greenfield site and there are no existing structures for reuse on the site.	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no servicing constraints in relation to this site.											
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Although the development of this site would result in the loss of greenfield land it forms a small vacant infill area within the built up part of the town.													
SEA OVERVIEW	Although the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient use of land within the town.										SEA SCORE: +/x			

ROADS/ACCESS														
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site lies adjacent to Hardthorn Road and offers the potential for frontage development and/or deeper development off an adoptable road. The location of accesses is dependent upon being able to achieve appropriate visibility and it should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.											
PLANNING OVERVIEW	Suitable access can be achieved for the development of the site.													

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site.				SV	0				0	
Can the site make best use of solar gain		?	Possibly however mature trees to the east will restrict light.				SV	X	Siting and design of buildings to take account of solar orientation and position of trees			0	
Is the site protected from prevailing winds		Y	The site is relatively well protected from the prevailing winds by the mature boundary trees				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE														
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues in relation to this site.							
			Conservation Area	N	Inventory of Historic Battlefield	N								
			World Heritage Site	N	Inventory & Non-Inventory	N								
			Archaeological site	N	Garden or Designed Landscape	N								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0				0		
PLANNING OVERVIEW	There are no historic environment issues in relation to this site													

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the road frontage			SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is a small infill site within an area of low density development on the edge of the town.			SV	0	Development of the site should be similar in character in terms of density to surrounding properties.	0
Are there any locally attractive views that will be impacted by development of the site		N	The site is very enclosed and offers no views from or into the site.			SV	0		0
PLANNING OVERVIEW	Provided that the mature trees could be retained to the road frontage this is a well related site which is not visually prominent in the locality.								
SEA OVERVIEW	Provided that the road frontage trees are retained there should be no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP		The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site		The site is currently owned by the Council and is part of a programme for disposal.
Are there any known restrictive covenants or ransom strips		
Can the site be delivered within the LDP timeframe		There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This is a small scale, infill site albeit greenfield.. Provided that any development is of a similar scale and density to surrounding properties the site provides a small scale opportunity for development close to local facilities. It is recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site however it is currently vacant. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H264	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land at Edinburgh Road			
Settlement: Dumfries	Current use: Art centre, school, and offices	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 297496, 576681			
Site Size (ha): 1.55	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+/x	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are mature trees within the site		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
PLANNING OVERVIEW	The mature trees within the site should be retained .							
SEA OVERVIEW	Provided the mature trees within the site are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Loreburn		Dumfries Academy							
	Capacity:	40		396							
	Distance:	0-1		0-1							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	Previous development is not known to have been potentially contaminative.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		O	?		?	
PLANNING OVERVIEW	There are no soils issues in relation to the site								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and the council and SEPA hold flood records in connection with this site.		C	X	A Flood Risk Assessment including topographic information, is required and any mitigation measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is existing capacity for both waste water and water supply.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The area is predominantly residential with a church to the north, however the railway line and station lie to the east of the site	SV	X	There may possibly be some noise and light pollution in relation to the station and railway line and any proposals would be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are possible noise and light pollution issues related to the adjacent station and railway line and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site is currently in use as a school, offices and art centre.					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	The site may become available during the plan period.	0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		?	This is a brownfield site. Two of the buildings within the site are listed whilst the remaining buildings at the school and extensions to the art centre are more modern			+	It is expected that the listed buildings are fully incorporated into the design and are converted to provide a use in the future. However, it is unlikely that the more modern buildings would be retained in a future scheme	+	
Does the site have existing and potential mineral extraction		N		GIS		0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O		0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment: There are no servicing constraints in relation to this site.			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would bring forward a brownfield land however it is not currently vacant or available for development								
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land however it is not currently vacant						SEA SCORE: +/x		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for housing currently comprises of Council offices, school and arts centre. The site is served by 3 no. existing accesses from the A701 Edinburgh Road. A further access from "Loreburn Park" private road serves the school, however this private way lies outwith the application site and there is no scope to bring it to an adoptable standard, as such the site should be considered to be served by Edinburgh Road only. There may be scope to link to the existing cycleway network to the east of the site, however this again involves land outwith the application site and it should be noted there is a wooded embankment between the site and the cycle path. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.							
PLANNING OVERVIEW	There is scope to provide suitable access to the site from Edinburgh Road									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a flat site.			SV	0		0	
Can the site make best use of solar gain		?	Possibly		SV	?	The layout and design should ensure solar gain where possible and look to create sustainable buildings in line with policies OP1f and OP2	0	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is within the conservation area and contains two listed buildings. The southern portion of the site contains area of archaeological interest in relation to medieval pottery kilns. Evaluation and/or mitigation will be required.			
		Conservation Area	Y	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	SV	X	Retention of listed buildings for future use and recording of any features found in investigation	+		
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the two listed buildings along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting or the conservation area.								
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should result in positive SEA impacts in helping to preserve built heritage assets for the future.						SEA SCORE: +		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site contains two large sandstone buildings (Gracefields and adjacent council offices) with associated boundary walls. The more modern school and art centre buildings have less aesthetic value. There are also a significant number of mature trees within the grounds which create structure and visual interest, softening built forms. These features are important to the amenity of the area and help define local landscape character.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is visually integrated into the built up part of the town			SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Y	The site is visible from across the river and enjoys across the river			SV	X	Provided an appropriate level of landscaping is retained in the site the views should not be adversely affected.	0	
PLANNING OVERVIEW	This site is visually well integrated within the town and close to the town centre. Existing landscape features, such as the mature trees, should be retained and incorporated into and development scheme.									
SEA OVERVIEW	Provided that landscape features are retained there should be no SEA issues.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	?	The site is currently owned by the Council. Discussions are still ongoing as to whether it will be released for development							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	?	Should the site be released then it would be expected to come forward for development depending on market demand.							
OVERALL PLANNING COMMENT	This site is still in use at the present time and decisions have not yet been made over its future or proposals for the site. Should the site become available then this would constitute a brownfield site and provide opportunities for the conversion of listed buildings within the conservation area in close proximity to all the town centre services. Should the site become vacant then it is recommended that it be included within LDP2								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Minor SEA issues as this site is not currently vacant or available. However there are minor positive SEA effects as this is development of a brownfield site which would provide a long term use for listed buildings. The site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H265	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 14/P/3/0553 – Planning permission in principle subject to a Sec 75 agreement.	
Site name: land north of former Interfloor Factory, Edinburgh Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299026, 579232			
Site Size (ha): 2.22	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+/x	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		Y						
Comments: The site contains semi-natural woodland									
Are there any known invasive species within the site		N		GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There is potential for habitat fragmentation due to the loss of a greenfield site. The site contains semi-natural woodland and a number of larger trees within	C	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes. Any proposal should be assessed against policy NE7 and the semi-natural woodland and the mature trees should be retained. Compensatory planting may be required if they are removed.	+		
PLANNING OVERVIEW	The mature trees within the site should be retained.								
SEA OVERVIEW	Provided that the mature trees within the site are retained then there should be no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The space is not easily accessible			SV	0		0		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Heathhall				Dumfries High					
	Capacity:	26				395					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No previous known use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soils issues in relation to this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the SEPA pluvial floodmap and a body of water traverses the site. A culvert inlet is located within the boundary of the site. An existing, up to date FRA exists for this site.		O	X	An existing, up to date Flood Risk Assessment exists for this site and any measures identified should be implemented. However, this may require updating in the future. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the	PHH	Y			C	0	Further investigation such as Flow and Pressure test or	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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development to connect to the mains water supply						Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of any updated FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	A vacant former factory lies to the south, there are commercial premises to the west, a library to the north and residential properties to the east. The site lies on the A701 trunk road and therefore some road noise might be experienced	SV	X	The vacant factory to the site is also being considered as part of the LDP2 exercise (DFS.MU203). Depending on the proposed uses for this site noise mitigation and screening may be required.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impacts from emissions								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is not believed to have had any previous uses.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or		N	This is a greenfield site and there are no existing structures for reuse on the site.	SV	X			X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
recycle or recover on-site materials/resources									
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Although the development of this site would result in the loss of greenfield land it forms a vacant infill area within the built up part of the town.								
SEA OVERVIEW	Although the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient use of land within the town.						SEA SCORE: +/X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 2.22ha site lies to the north of the former Interfloor Factory and south of Lochthorn Library just off the A701 Trunk Road. Planning permission in principle was granted conditionally under 14/P/3/0533. It would be appropriate that Transport Scotland comment upon the geometry, visibility and capacity of this junction. It would be desirable to form pedestrian/cycle links to (a) the Caledonian Cycleway and to (b) the bus stop/Lochthorn Library A701(T) signalised crossing point. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	A suitable access can be achieved for this development however Transport Scotland should be consulted in respect of junction details onto the A701. Connections should be made to adjacent cycle and foot path.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site however the mature trees will restrict light	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds			The site is located within the built up part of the town and will be provided with some protection from existing buildings	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The former factory to the south is a listed building and consideration will need to be given to the impact of its setting by new development.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0	0	
PLANNING OVERVIEW	Consideration will need to be given to the impact new development will have on the setting of the listed building to the south							
SEA OVERVIEW	Provided that any development does not detrimentally impact on the setting of the listed building then there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site contains wooded areas and several larger trees. Those along the eastern boundary should be retained to help screen the site from the adjacent cycle path. Mature beech trees on site should also be protected and retained.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is visually well integrated into the built up part of the town.			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Provided that the mature trees within the site are retained then there should be no landscape impacts from the development of this infill site.								
SEA OVERVIEW	Provided that the mature trees are retained then there should be no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site currently has planning permission in principle

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	The site would be expected to come forward for development during the plan period.					
OVERALL PLANNING COMMENT	This is a vacant infill site within the built up part of Dumfries and has planning permission for residential development. The site is considered to be well related to existing development and close to local services and facilities. It is recommended to include this site in LDP2							
OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site however it is currently vacant. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.H267	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Park Farm			
Settlement: Dumfries	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 296065, 575050			
Site Size (ha): 22.50	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+	xx	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site		X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.	+	
PLANNING OVERVIEW	The hedgerow should be retained .							
SEA OVERVIEW	Provided the hedgerow are retained there are no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Right of Way	Y								
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Troqueer				Dumfries Academy					
	Capacity:	55				396					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and									SEA SCORE:+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts								
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	O	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the SEPA Pluvial floodmap. and DGC hold flood records in relation to this site		C	X	A Drainage Impact Assessment is required and depending on the content of the information, a Flood Risk Assessment may also be required. Any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site remote from the public sewer which will require a comprehensive assessment to be undertaken for this and adjacent sites (foul and surface water/SUDS). This will need to take account of existing infrastructure (e.g. Scottish Water rising main from DuPont site). Appropriate buffer to Cargen Pow where required.		C	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the	PHH	Y			C	0	Further investigation such as Flow and Pressure test or	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply						Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA/FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The surrounding uses are residential, agricultural and a rugby club	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N Comment: There are no servicing constraints in relation to this site.					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 22.5ha site lies to the south of the U224n Park Road public road between the junction of Park Road with Dalbeattie Road and Park Farm. Access to this site would be from the U224n Park Road. A shared cycleway extends along the site frontage. A realignment of the Dalbeattie Road and Park Road junction is being progressed as part of the DGRI accommodation works and will be implemented prior to the new DGRI opening. The final junction layout has not yet been determined but will involve an alteration to route priority and may have an impact upon the location of any access to this proposed site. There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.					
PLANNING OVERVIEW	There is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a relatively level site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site	SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+	
Is the site protected from prevailing winds		N	The site is open to the prevailing winds and is not well protected.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE:+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	Y	Comment: Park Farm on the edge of the site is Category C Listed. Nationally important scheduled monument occupying the northern half of the site, undesignated prehistoric burial site in south-eastern quadrant, with a strong probability of surrounding archaeological features. This site incorporates the Curriestanes cursus, which is a cropmark site preserved below the surface and not visible at ground level. Developing the northern half of this site would be against national as well as local policy. Only the south-western quarter has potential for development, and even here evaluation and mitigation would be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
			Archaeological site	Y					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possible		SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	There are significant archaeological features within the site of national importance as well as a listed building to the northern boundary. These issues would make development of the majority of the site extremely difficult. And might result in an illogical boundary. Any archaeological evaluation required to the northern part of the site should be carried out prior to development.								
SEA OVERVIEW	Evaluation and mitigation works would result in positive SEA impacts however development of the site is likely to significantly impact on archaeological features SEA issues.						SEA SCORE: XX		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		N	Site is strongly associated with rural setting and the 'weak' site boundary runs across the top of the 'dome'. So unless adjacent fields (sites H213, 223 and to a lesser degree 258) are also developed as part of major town extension and consequent major change in local landscape character, the resulting pattern of development would be at odds with the setting.			C	X	X	
Are there any locally attractive views that will be impacted by development of the site		Y	Large domed greenfield site set within attractive open farmland, adjacent to rugby pitch/showground. Exposed and highly visible from surrounding roads and housing with minimal visual enclosure provided by gappy thorn hedges and fencing.			C	X	X	
PLANNING OVERVIEW	The site is on the outer fringes of the town and not well related to the existing built up part of the town. The site has an open aspect and development would therefore								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	be prominent in the area and impact on the open rural setting							
SEA OVERVIEW	There are minor negative SEA impacts due to the visual prominence and impact on the rural character of the locality.						SEA SCORE:X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Unlikely due to archaeological issues
OVERALL PLANNING COMMENT	The development of this site would result in the loss of prime agricultural land and a greenfield site. This site contains archaeological features of national importance which would impact on the development of the majority of the site. The remaining areas are relatively small and away from the built-up part of the town. This is one of a number of sites that have been submitted for consideration to the south-west of the town. In isolation, the remaining suitable land would not form a logical extension to the town and the archaeological issues contained in this site may make a more comprehensive development difficult to achieve. In combination, these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.	
OVERALL SEA COMMENT	There are significant negative SEA issues in relation to the impact on archaeological features there are also minor negative SEA issues, including loss of greenfield land and prime agricultural land and the rural character and visual prominence of the site. However, the site is reasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I201	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land south of Tinwald Downs Road, Heathhall			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 299122 578276			
Site Size (ha): 20.92	Proposed use: Business and industry	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/x	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Ancient woodland lies adjacent to the site to the south west and east				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site and also there is woodland surrounding the site.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes. Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
PLANNING OVERVIEW	There is ancient woodland adjacent to the site which should not be detrimentally impacted by development of the site.							
SEA OVERVIEW	Provided that development does not impact on the ancient woodland then there should be no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is an area of open ground in agricultural use	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Right of Way	N								
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: N/A			Secondary			N/A		
		Capacity:									
		Distance:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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employment opportunities resulting in positive SEA impacts

SOILS

Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 and 5.3	O	X	The site is mostly prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site includes an area in the north east of the site which had connections to the RAF airfield at Heathhall and was later a sawmill. Garden ground adjacent to railways may require soil testing to make sure it is suitable for use. For business and industrial use this may not be necessary.		C	X	An investigation and any necessary remediation would be required before development.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0		0	

PLANNING OVERVIEW

Development would result in the loss of prime agricultural land. There is possibly some contamination within the site that may need to be remediated before development takes place

SEA OVERVIEW

The loss of prime agricultural land would be a negative SEA impact

SEA SCORE: X

WATER

Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the SEPA medium likelihood surface water floodmaps and a body of water traverses the site.		C	X	A Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may also be required. Any measures identified should be implemented	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)					C				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	?	Lochinvar WTW - Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0	

PLANNING OVERVIEW

There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA/FRA which will ascertain the

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by residential properties to the west, an industrial estate to the north east and woodland	SV	X	The existing industrial estate is at a sufficient distance and separated from the site by woodland to ensure that and adverse impacts would be minimal.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Proposed uses could potentially have impact on residential property bordering on the western edge of the site.	SV	X	Any development proposals will be assessed against policy OP1a. Some noise attenuation and additional structural planting for screening may be required to mitigate against any adverse impacts	0		
PLANNING OVERVIEW	The site is close to but physically separated from other land used for industrial and business purposes. Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	Provided that any emissions that might result from the development of business uses on the site are adequately mitigated against there should be adverse SEA impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: A small area of the site in the north eastern corner has previously been used as a sawmill					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	The majority of this site is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons Y	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land and consideration would need to be given to the existing pylons and gas pressure line which cross the site.								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for Business & Industry, is located south of Tinwald Downs Road at its junction with Downs Way and there has been limited historic industrial activity on part of this site in the past. It is bounded to the east by the former railway line and to the south by land that was formerly the Pines Golf Course. It is currently served by 2 points of access – (1) an unmetalled track, serves agricultural land at the west and south portion of this site and runs parallel to the former railway line, now a public cyclepath that links onto the public road at a signalised crossing point and (2) a gated and metalled access way with kerbed radii that joins the U50n Tinwald Downs Road almost opposite the Downs Way junction. The existing access identified at (2) above is also used for informal parking by users of the forestry walks through the adjacent Burnt Firs woodland. There is potential for an improved single point of access to this site off Tinwald Downs Road where the site frontage is approximately 75m long. However; I would not be in favour of development of a site of this size (20+ha) without a secondary point of access or EVA and there appears little scope to provide this. (Should a second point of access or EVA be feasible then it would be appropriate that a Transport Assessment be carried out to assess the impact of commercial development of this site on the adjacent road network and to inform proposals for a suitable access arrangement that takes into account the volumes and types of traffic that would access this site and use Tinwald Downs Road and Downs Way. Any development of this proposed site would then be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.)						
PLANNING OVERVIEW	Although there is the ability to form an adequate access to the site there is limited scope for a secondary access which would normally be expected for a site of this size. Should an additional access be considered favourable then a Transport Assessment is likely to be required.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a flat site			SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		Y	The site is reasonably well protected from the prevailing winds by the surrounding woodland.		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +X
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: There is a listed cast iron and sandstone accommodation bridge over the former railway dating from 1863 to the rear of 37 Arrol Drive where some of its setting and context should be retained. The area of the former sawmill was also the CAP section of the WW2 airfield, and a WW2 bunker is in the north-eastern corner of the site that would require retention (MDG23022).		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	C	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Any development should not impact on the setting of the listed bridge adjacent to the site or impact on the former military features in the site.							
SEA OVERVIEW	Provided that consideration is given to the retention and setting of historic features within and adjacent to the site then there should be no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The site is surrounded by trees and woodland.	SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		?	Due to the surrounding woodland the site could be seen in isolation however it is well contained and adjacent to existing development to the north and west.	SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	Due to the surrounding woodland although the site is located adjacent to existing development it is not prominent in the landscape. Mature trees in and around the site should be retained.							
SEA OVERVIEW	Provided that mature trees within and surrounding the site are retained there should be no SEA issues.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Have all landowners been identified and have they agreed to disposal/development of the site		N						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT	Large areas of land are currently allocated for industrial/business/commercial uses and as a result it is considered that additional sites are not required to meet business needs at this time. The site would be well related to other business uses in the locality. However a study relating to future employment needs is awaited and should this indicate that additional sites are required then further consideration could be given to its inclusion in LDP2. Concerns over the provision of adequate access arrangements remain.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I253	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): No recent history	
Site name: land at Starryheugh			
Settlement: Dumfries	Current use: Agricultural	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 294683, 575360			
Site Size (ha): 9.12	Proposed use: Mixed use – Residential, industrial, commercial, leisure	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+/-	0	X

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are a small number of mature trees within the site and also to the site boundary		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained		0
PLANNING OVERVIEW	The mature trees to the centre of the site should be retained and incorporated into any scheme.							
SEA OVERVIEW	Provided that the mature trees are retained then there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is in agricultural use.			SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-5	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
		Right of Way	Y								
		Core path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary			Secondary					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	School name:	n/a			n/a					
		Capacity:									
		Distance:									
PLANNING OVERVIEW	The site is located some distance to local services however there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. Residential development may help to support local services whilst new businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	Although the site is located some distance from local services it does provide options for active travel and development would								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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support local services and also improve access to employment opportunities resulting in positive SEA impacts
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	The entire site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are areas of surface water which are visible after heavy/prolonged rainfall.		SV	X	See comment below.	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and lies adjacent to medium likelihood fluvial SEPA flood maps. The council hold flood records in connection with this site. Surface water flooding has also been raised as an issue		C	X	A Flood Risk Assessment , including topographical information, is required. Any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note that there is a 400mm Trunk main running along boundary		C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		There is existing capacity for both waste water and water supply					SEA SCORE: 0	
		Provided all the necessary mitigation measures are implemented there should be no SEA issues						

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by agricultural land to the north and east, an industrial estate to the south and the new hospital is under construction to the south west. The site lies adjacent to the A75 trunk road.	SV	X	It may not be possible to mitigate against any pollutions produced from the existing industrial estate	X	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		?	Possible, depending on any potential uses.	SV	X	The proposal will be assessed against policy OP1a. Any mitigation measures that are identified to mitigate against existing adverse impacts from neighbouring uses or likely to result from the proposed development itself should be implemented..	0	
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.							
SEA OVERVIEW	Provided that any mitigation measures identified are implemented there should not be any SEA issues					SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use.				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site.			X	X	
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)									
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site, currently agricultural land, lies between the A75 Trunk Road and the former ICI rail link, now a public cyclepath. Currently access to this site is via the U928n Starryheugh Road. However, its junction with the A780 Castle Douglas Road has restricted visibility to the east due to the proximity of a railway bridge. I would not be in favour of any increase in traffic using this restricted junction. Alternative access to this site could be provided by the formation of a new access off the existing roundabout on Garroch Loaning that also serves Garroch Business Park. It would be appropriate that all access to this site be via this roundabout and the U928n be stopped-up or physically barriered to prevent access or egress, other than for emergency service vehicles via the Castle Douglas Road.						
PLANNING OVERVIEW	It is expected that the site would be accessed from a new junction at the Garroch Loaning roundabout which serves the existing business estate								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a flat site		SV	0		0
Can the site make best use of solar gain		?	Possibly due to the open nature of the site		SV	0	The layout should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		Y	The site is reasonably well protected from the prevailing winds by the raised former railway line and existing development to the south.		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +X	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: The 19th century bridge on the approach from the A780 is recorded.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the	L	N			SV	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	In designing any proposal for the site consideration will need to be given to the setting of the former listed railway bridge.								
SEA OVERVIEW	Provided that any scheme is designed to adequately reflect the setting of the listed bridge then there should be no SEA issues.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	This is a marginal site but the relocation of the hospital alters the baseline however the site has attractive landscape elements and it is well contained by the (former) railway embankment which restricts visibility from the south and by roads to other directions. Development would be consistent with other areas between A75 and former railway line,			C	X	Any development would need to be set back and screened from the A75 to reduce any detrimental effects on sense of place and the nature of views from the A75. The existing trees near to the roundabout should be retained and added to. The parkland trees within site should be retained and good connectivity with cycle track and pedestrian access to hospital site should be ensured.	0	
Will development of the site be well integrated visually with the existing settlement		N	The site is very visually prominent and generally seen within an rural setting although there is development to the south at the industrial estate and the site of the new hospital.			SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	is prominent in views from the A75 and arguably should remain as undeveloped farmland:			C	X		0	
PLANNING OVERVIEW	This is a very visually prominent site adjacent to the A75 which has an attractive rural character however the construction of the new hospital to the south west has altered the landscape in this location. Development however should be set back from the A75 and structural planting be used to help screen any development. The mature trees within the site should be retained. Although close to other industrial/commercial estates the site is visually isolated.									
SEA OVERVIEW	This is a highly visually prominent site and structural planting alone will not entirely overcome the detrimental impacts on the landscape and views.						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies outside but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land and prime agricultural land in a visually prominent location. Large areas of land are currently allocated for industrial/business/commercial uses and as a result it is considered that additional sites are not required to meet business needs at this time. However a study relating to future employment needs is awaited and should this indicate that additional sites are required then further consideration could be given to its	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	inclusion in LDP2. Concerns over the visual prominence of this site remain and any development of this site would be required to be of high quality and include structural planting for screening purposes.							
OVERALL SEA COMMENT	Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon emissions. There are also landscape issues due to the visual prominence of the site. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.B&I266	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land west of former Interfloor Factory, Edinburgh Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 298819, 579133			
Site Size (ha): 0.54	Proposed use: Commercial and business	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: There is ancient woodland to the site boundaries				
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There is ancient woodland to the north, west and south of the site.		C	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained		0
PLANNING OVERVIEW	Development of the site should not harm the surrounding ancient woodland.							
SEA OVERVIEW	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and there are footpaths adjacent and cycleways close to the site							
		Right of Way	N								
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	n/a	n/a								
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths adjacent and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site of the former canteen buildings for the Interfloor factory. Some targeted investigation may be required, but former use not expected to be contaminative.		C	X	Following the targeted investigation any measures that are identified should be implemented.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There is the potential for some contamination in relation to the sites previous use.								
SEA OVERVIEW	Provided that any mitigation required is carried out prior to development there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site is in close proximity of the SEPA pluvial floodmap and the SEPA fluvial floodmap.		C	X	A Flood Risk Assessment, including topographic information, is required. Any measures identified should be implemented.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	A Drainage Impact Assessment should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by a medical centre to the north, a vacant factory to the east and woodland. The site is located on the A701 trunk road which may result in some traffic noise.	SV	0	Proposals will be assessed against policy OP1a	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The business and commercial uses envisaged for the site are not expected to result in significant air emissions	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site used to contain the former carpark and canteen buildings for the factory to the east.					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site.		SV	+		+	
Does the site have existing and potential		N			GIS	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would bring forward a vacant, brownfield land							
SEA OVERVIEW	There are SEA benefits in the redevelopment of vacant brownfield land						SEA SCORE: +	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 0.53ha site lies to the west of the former Interfloor Factory just off the A701 Trunk Road. It would be appropriate that Transport Scotland is consulted with regards to access of the A701(T). It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.					
PLANNING OVERVIEW	A suitable access can be achieved for this development however Transport Scotland should be consulted in respect of junction details onto the A701							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the open nature of the site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		Y	The site is located within the built up part of the town and will be provided with some protection from existing buildings	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: The site is close to the listed vacant factory located to the east. The site is the location of a post-medieval earthwork fortification, and there is a possibility of buried features. Evaluation and/or mitigation will be required.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly		C	X	Recording of any features found in investigation	+
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation may be required in relation to a post-medieval earthwork fortification.							
SEA OVERVIEW	Provided that the necessary mitigation is carried out there should be no SEA issues.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The site is enclosed to the south, west and north-west by ancient woodland of plantation origin and these areas should be protected from development and from any subsequent access/damage.			C	X	Any proposal should be assessed against policy NE7 and ancient woodland should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is visually well integrated as an infill site within the built up part of the town.			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	This is a visually well integrated site enclosed by ancient woodland and existing development.								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Y							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand						
OVERALL PLANNING COMMENT	This is a vacant, brownfield infill site within the built up part of Dumfries. The site is located within an area of mainly commercial and other uses and is							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	therefore considered to most suitable to commercial/business development in this easily accessible location and is proposed to be allocated in LDP2. The site is considered to be well related to existing development and close to local services and facilities.							
OVERALL SEA COMMENT	Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.MU201	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 09/P/3/0402 – 241 dwellings - Withdrawn	
Site name: Irongray Road			
Settlement: Dumfries	Current use: Agriculture and industry	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 295065, 578661			
Site Size (ha): 14.92	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+/x	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs		SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads		Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species		Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Trees to the north western boundary and potential habitat fragmentation due to the loss of a greenfield site		X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.	+	
PLANNING OVERVIEW	The mature trees to the site boundary should be retained .							
SEA OVERVIEW	Provided the mature trees to the site boundary are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: : The site is easily accessible and is located close to footpaths and adjacent to cycleways							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	St Ninians	Maxwelltown High								
	Capacity:	137	337								
		Distance:	1-5	1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located reasonably close to local services and there are footpaths and close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is located reasonably close to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE:+
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2 and 3.1	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	O		0	
Are there any contaminated soils issues on the site		N	The southern part of the site which contains a commercial unit may require further investigation		C	X	Should further investigation be required any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land. There may be a possibility of contamination within the site that may need further investigation before development takes place								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact. Provided that any measures identified are implemented then there are no SEA issues in this respect.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	There is a 4" water main through middle of site	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by commercial premises to the south, agricultural land, a hotel, kennels and residential properties. The site is located on the A76 trunk road which may result in some traffic noise.	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts depending of the location of proposed uses within the site.	X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The site is for residential use	SV	0		0		
PLANNING OVERVIEW	There are possibly noise issues related to the adjacent industrial estate and A76 and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The southern part of the site contains a commercial unit but the majority of the site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise		N	The majority of the site is greenfield			X		X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed 14.92 ha site is located west of the A76 Trunk Road and east of the C112n Irongray Road. It is bounded to the north by the C47n Glasgow Road. It should be noted that development of this site was considered for Planning Permission in Principle by R & D under 09/P/3/0402, however was subsequently withdrawn. A draft Masterplan was submitted (drawing AA1217/SK/102 dated 11.03.2010) by Asher Associates for consultation which included this site. Access to this site would appear to be directly from the A76 Trunk Road and the C112n Irongray Road. Transport Scotland have previously been consulted regarding a proposed roundabout on the A76 Trunk Road. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed. It would be appropriate that: - 1) the site be Masterplanned fully, 2) a Transport Assessment be submitted and 3) an accompanying site development brief/area development framework be agreed including Design Codes. Development of this site should not prejudice development of the adjacent DFS.H222.							
PLANNING OVERVIEW	Previous proposals have included access from a new roundabout onto the A76 and Transport Scotland would need to be consulted in relation to any development									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This would be north east facing			SV	0		0	
Can the site make best use of solar gain		N	The site has a north easterly aspect		SV	X	Where possible the layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is the site protected from prevailing winds		?	Potentially from existing development and topography	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.	+	
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
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SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	
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CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: This site is directly across a narrow road from a number of Category B Listed buildings and structures at Woodlands/Newbridge 'Embassy' Hotel and lodge. The tree lined avenue is the edge of the Woodlands Non-Inventory Designed Landscape. Any development in this area should be very carefully designed to preserve the wider setting of the Listed Buildings and the designed landscape and preserve the wider character of the area. Prehistoric settlement site adjacent to Midnunnery, mitigation will be required.
		Conservation Area	N	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	Y	
		Archaeological site	Y			

Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	X	Recording of any features found in investigation	+	
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PLANNING OVERVIEW	Development in the area should be carefully designed to ensure the setting of the nearby listed buildings is retained. Any archaeological evaluation required to the northern part of the site should be carried out prior to development.							
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SEA OVERVIEW	Provided that any development is carefully designed and provided that all evaluation and mitigation works are carried out there should be know SEA issues.						SEA SCORE: 0	
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LANDSCAPE

Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.
		Wild Land	N	TPOs	N	

Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the north western boundary and hedgerow to field boundaries within the site.	SV	X	Any proposal should be assessed against policy NE7 and mature trees and hedgerows should be retained	0	
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Will development of the site be well integrated visually with the existing settlement		N	Whilst development would be consistent with existing pattern of development along Glasgow Rd, the site is remote from the town centre and would result in the coalescence of the town with the small building groups at Woodland and Newbridge contrary to advice provided in supplementary guidance.	SV	X		X	
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Are there any locally attractive views that will be impacted by development of the site		y	Highly visible sloping site from A76	Sv	X		X	
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There are some mature trees and hedgerow that should be integrated into any design going forward. This site is on the very fringes of the town and located some distance from the town centre. Development would result in the coalescence of the town with the small building groups of Woodlands and Newbridge contrary to the advice provided in supplementary guidance. The site is highly visually prominent on the approach to the town from the A76 trunk road.							
SEA OVERVIEW	The development of this site would result in coalescence of the town with two small building groups and would be visually prominent resulting in minor negative SEA impacts						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	The site would result in the loss of prime agricultural land and greenfield land. Development would result in coalescence of the town with two Small Building Groups and would be visually prominent from the A76 trunk road. This site is located on the fringes of the town some distance from the town centre and would, with the adjacent site DFS.H222, form a large extension to the town. Although it may be technically possible to develop these sites, it is not required to meet housing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at this time. It is not recommended to include this site in LDP2	
OVERALL SEA COMMENT	There are minor negative SEA issues, including loss of prime agricultural land and greenfield land, through increased traffic movements resulting in increasing carbon emissions, the coalescence of the town with two small building groups and would be visually prominent. However the site could support local services and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.MU202	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land east of Solway Gate			
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing): 300605, 576486		Existing LDP allocations/ designations: No	
Site Size (ha): 32.47	Proposed use: Retail, industrial/commercial, overnight lorry park and caravan/motorhome park, leisure, multi-use stadium and conference centre, service area and petrol filling station and other uses	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	x	0	0	x	+/x	0	x

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	x	xx

Legends

Related SEA topic	Information source	Consultation required (only if answer is Yes)
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y		Comments: Ancient and semi-natural woodland to the north part of the site. Recommend these areas not developed. Further survey/assessment and compensatory planting may be required.			
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There is an area of ancient woodland to the northern part of the site		SV	X	The woodland to the north should be retained and strengthened in line with policy NE7	+	
PLANNING OVERVIEW	There is an area of ancient woodland to the northern part of the site which should be avoided.							
SEA OVERVIEW	Provided the ancient woodland is not included in any development proposals then there would be no SEA issues						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1-5	Comment: Footpaths and cycleways are located some distance from the site					
		Right of Way	N						
		Core path	N						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N						
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary						
	School name:	n/a			n/a				
	Capacity:								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Distance:							
		N		GIS	0		0		
PLANNING OVERVIEW	The site is located some distance to local services. New businesses and leisure facilities would provide additional opportunities in the area.								
SEA OVERVIEW	The site would also improve to leisure and other opportunities resulting in positive SEA impacts						SEA SCORE:+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute) 3.2, 5.2 and 5.3	O	X	Prime agricultural land to southern part of site that would be difficult to avoid as this is the main access point to the site.	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0	
Are there any contaminated soils issues on the site		Y	Most of the site has no known previous use. There is a foot and mouth pyre site in the north east which would require investigation.	C	X	Site investigation would be required before development and any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Y	There is an area of peat to the northern part of the site	O	X	Development should avoid the northern part of the site	0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land. There is possibly some contamination as a result of a foot and mouth pyre within the site that may need to be remediated before development takes place and the area of peat to the northern part of the site should be avoided							
SEA OVERVIEW	Development would result in the loss of prime agricultural land which would have a negative SEA impact. Provided that any contamination found on the site is remediated and that the area of peat is avoided then there are no SEA issues in relation to these aspects.					SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Some areas of wet ground	SV	X	See below	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Multiple minor watercourse flow through the site which could represent a potential flood risk along with a record of flooding in the area. The site appears in the pluvial SEPA flood maps. There are multiple bodies of water traversing the site.	C	X	A Flood Risk Assessment will be required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	The site is remote from the sewer but must connect. The site will require a comprehensive drainage study to consider this and surface water/SUDS given the current drainage on site. Buffers as appropriate to water features. Presumption against culverting which may constrain site.	C	X	Any measures identified in the drainage study should be implemented.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0	
Is there sufficient capacity for the	PHH	?	There is 63mm Water main through site	C	0	Early engagement with Scottish Water is recommended	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply						to discuss build out rates and to establish any potential investment at the WTW. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for waste water however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The surrounding uses are agriculture, hotel, filling station, residential and the A75 trunk road		X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts from the A75 depending of the location of proposed uses within the site.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		?	Possibly due to the range of uses proposed		X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential properties to the east.	0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE:0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield land		SV	X		X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land								
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is located to west of the U53n public road and bounded on the south and west by the A75 Trunk Road. Access will be taken from the A75 Trunk Road and the views of Transport Scotland should therefore be obtained. The U53n public road will require to be improved to an appropriate standard to reflect the usage. A Masterplan and transport assessment should be provided for this site. It would be appropriate that any development of this proposed site should include a road network designed to accommodate the level and type of development proposed and with parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development.						
PLANNING OVERVIEW	Access will be taken from the A75 Trunk Road and the views of Transport Scotland should therefore be obtained. A Transport Assessment will be required.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a relatively level site			SV	0		0
Can the site make best use of solar gain		?	Possibly due to its open nature		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+
Is the site protected from prevailing winds		N	This is a relatively open site with no protection from the prevailing winds		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site although potential for palaeo-environmental evidence.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues in relation to the site							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations in relation to the site		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site includes significant areas of regenerating woodland (around a core of ancient woodland) that contribute to local landscape character.		C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	
Will development of the site be well integrated visually with the existing settlement		N	Development here would be remote from the town centre and would extend development into open countryside. The A75 forms a strong feature and boundary to the settlement of this location with no substantial development to the east of the road at this point.		C	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Development would be highly visible along the A75		SV	X		X
PLANNING OVERVIEW	The site is on the outer fringes of the town and not well related to the existing built up part of the town in a location where the A75 forms a strong boundary feature. The site has an open aspect and development would therefore be very prominent in the area and would impact on the open rural setting.							
SEA OVERVIEW	There are minor negative SEA impacts due to the visual prominence and impact on the rural character of the locality.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outwith but adjacent to the settlement boundary

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	This appears to be a very speculative development at this point and there is no clear indication of the likelihood of a such a development being progressed.					
OVERALL PLANNING COMMENT			The site would result in the loss of prime agricultural land and greenfield land. Development would be visually prominent from the A75 trunk road. This site is located on the fringes of the town some distance from the town centre and not well related to the existing built-up part of the town in a location where the A75 forms a strong boundary feature. Although it may be technically possible to develop this site, the nature of the proposed uses appear to be highly speculative at this time but which could be considered under criteria based policies, should firm proposals come forward. It is not recommended to include this site in LDP2					
OVERALL SEA COMMENT			There are minor negative SEA issues, including loss of prime agricultural land and greenfield land, through increased traffic movements resulting in increasing carbon emissions, and would be visually prominent. However the site could provide new businesses and leisure facilities would also provide additional opportunities in the area and benefits could be gained through the use of solar gain and sustainable construction techniques					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.MU203	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: former Interfloor Factory, Edinburgh Road			
Settlement: Dumfries	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 298977, 579071			
Site Size (ha): 5.47	Proposed use: Mixed use – housing, retail, commercial, leisure	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are some trees to the northern boundary		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
PLANNING OVERVIEW	There are trees to the northern boundary that should be retained							
SEA OVERVIEW	Provided that the mature trees are retained there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	01-	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Heathhall				Dumfries High					
	Capacity:	26				394					
	Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. A range of uses will help to support services, facilities and provide employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services whilst providing employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	There may be contamination on the site due to its previous use		C	X	A site investigation will be required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There is the potential for some contamination in relation to the sites previous use.								
SEA OVERVIEW	Provided that any mitigation required is carried out prior to development there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and a body of water traverse the site. SEPA hold flood records for this site.		C		A Flood Risk Assessment is required and any measures identified should be implemented	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	A Drainage Impact Assessment should establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network and any measures identified should be implemented.. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by industrial premises to the south, vacant land to the west and north, a medical centre to the west and residential properties to the east. The site is located on the A701 trunk road which may result in some traffic noise.	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts depending of the location of proposed uses within the site.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		?	The proposed mix of uses envisaged for the site are not expected to result in significant air emissions	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential developments.								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site contains a former factory building					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site containing an existing building which should be reused and converted as part of any development scheme		SV	+		+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would bring forward a vacant, brownfield land								
SEA OVERVIEW	There are SEA benefits in the redevelopment of vacant brownfield land						SEA SCORE: +		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies adjacent to and accessed from the A701 Trunk Road. The Caledonian cyclepath runs along the rear (eastern) site boundary..It would be appropriate that Transport Scotland be consulted upon any junction onto the A701 Trunk Road. it would be appropriate that a Masterplan approach be adopted so that future development potential be maximised and that:- 1) the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision, 2) Access provision (pedestrian, cycle and vehicular) to these sites from the existing road network be agreed with the Roads Authority and Transport Scotland, 3) An accompanying site development brief be agreed. It should be noted that that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.					
PLANNING OVERVIEW	A suitable access can be achieved for this development however Transport Scotland should be consulted in respect of junction details onto the A701. Connections should be made to adjacent cycle and foot path.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		N	The listed three storey former factory building lies across the southern portion of the site which may limit the amount of solar gain achieved in any new development to the north	SV	X	The layout should ensure, as far as is possible, the orientation of buildings for solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		Y	The northern part of the site is well protected from the prevailing winds due to the larger factory building however the former factory itself is relatively exposed.	SV	+/x	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The former factory is a listed building and should be converted and incorporated into the overall design for the site. There is potential for buried archaeology relating to post- medieval defensive work straddling the A701. Evaluation will be required.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			C	0	The conversion and reuse of this former factory will ensure it remains as an important feature within the town. Recording of any features found in investigation	+	
PLANNING OVERVIEW	Any proposal should include for the careful re-use and conversion of the listed former factory along with sympathetic and sensitively designed new build elements that complement the existing buildings and do not detrimentally impact on their setting.								
SEA OVERVIEW	Provided that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should result in positive SEA impacts in helping to preserve built heritage assets for the future.						SEA SCORE: +		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are mature trees to the northern boundary and the former factory is a focal point in the local landscape.		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well integrated visually within the built up part of the town		SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	The trees to the northern boundary should be retained as a local landscape feature. This is a visually well integrated site.								
SEA OVERVIEW	Provided that the mature trees are retained then there should be no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	The site is unallocated within the settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site		Y						
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT			This is a vacant, brownfield infill site within the built up part of Dumfries. The site is located within an area of a mix of uses and with residential development proposed to the north. The site is therefore considered to most suitable for a mix of leisure, commercial/business and residential development in this easily accessible location. The site is considered to be well related to existing development and close to local services and facilities. The conversion of the listed building will help to secure a long term use for this local feature. Although there are questions remaining in relation to the viability of bringing such a scheme forward it would be of benefit to the town and as a result it is proposed to allocate the site for a range of uses in LDP2					
OVERALL SEA COMMENT			Minor positive SEA effects in the redevelopment of a brownfield site and the conversion of the vacant listed building within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DFS.MU204	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Land west of Edinburgh Road			
Settlement: Dumfries	Current use: Offices and storage	Existing LDP allocations/ designations: Established business and industry	
OS Grid Reference (Easting, Northing): 299224, 579911			
Site Size (ha): 2.39	Proposed use: Housing and retail	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	xx

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N	Redevelopment of the site will not result in loss of habitat connectivity or wildlife corridor.			C and GIS	0	0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Redevelopment of the site will not result in loss of habitat connectivity or wildlife corridor.			SV	0	0	
PLANNING OVERVIEW	There are no biodiversity issues in relation to this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible.				SV	0	0		
		Distance (km)	0-1	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Locharbriggs				Dumfries High					
	Capacity:	278				394					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0	0			
PLANNING OVERVIEW	The site is well located reasonably close to local services and there are footpaths and cycleways adjacent to the site providing easy access to active travel provisions. A range of uses will help to support services, facilities and provide employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services whilst providing employment opportunities resulting in positive SEA impacts	
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	The site includes two potentially contaminated land sites: a former garage/filling station to the south and former warehouses to the north. The former railway forms the western boundary.		C	X	Investigation and any necessary remediation would be required before development.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
SEA OVERVIEW	Provided the necessary mitigation measures in relation to contamination are carried out there should be no SEA issues.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	Opportunity for surface water removal from sewer. Existing connection to foul sewer should be available. Appropriate SUDS.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA should also establish what impact, if any this development has on the existing network and any measures identified should be implemented. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is 3" main running through the north of site.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented.. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There are existing office, commercial and industrial uses to the north south and east with residential areas and a school to the west. The site also lies on the A701 trunk road which may result in some noise.	SV	X	Any proposed development of the site will be assessed against policy OP1a and if measures are identified to mitigate against any adverse impacts these should be implemented	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The site is proposed to be developed for residential and retail purposes.	SV	0		0		
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any emissions								
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site is currently used for commercial and storage/distribution purposes					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	SV	0	The site is expected to become vacant during the plan period with the relocation of the current operator	0	
Will development of the site minimise demand on primary resources e.g. does the		N	This is a brownfield site. It is expected that any proposal will involve the entire redevelopment of the site.	SV	+		+		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
development re-use an existing structure or recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Bord Gais Eirann pipeline N		Shell oil pipeline N		Transco pipeline N		
		Comment: There are no servicing constraints in relation to this site.						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	Once vacant development of this site would bring forward brownfield land							
SEA OVERVIEW	There are SEA benefits in the redevelopment of brownfield land						SEA SCORE: +	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site proposed for Housing (40 units), takes direct access off the A701 Trunk Road via an access that currently serves a retail car sales business and a lorry haulage business. The A701 at this location has a 30mph speed restriction and is traffic calmed by horizontal deflection. It would be appropriate that Transport Scotland be consulted regarding any junction(s) onto the A701 Trunk Road. It is noted that there is another site under consideration on the opposite side (east) of the A701 (DFS.MU204), and it would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that:- 1) the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision, 2) Access provision (pedestrian, cycle and vehicular) to these sites from the existing road network be agreed with the Roads Authority and Transport Scotland, 3) An accompanying site development brief be agreed and 4) Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	An appropriate access from the A701 is achievable however this would be in consultation with Transport Scotland. Any development of this site would need to take into account the potential for development on the site to the east of the A701 to ensure that there were no junction conflicts or other traffic implications..							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a generally flat site		SV	0		0	
Can the site make best use of solar gain		?	The site offers an opportunity for east/west orientated development.	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development around the site.	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building		N	Scheduled Monuments		N	Comment: No historic environment issues identified.		
		Conservation Area		N	Inventory of Historic Battlefield		N			
		World Heritage Site		N	Inventory & Non-Inventory		N			
		Archaeological site		N	Garden or Designed Landscape		N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0		0	
PLANNING OVERVIEW	There are no historic environment issues relating to this site									
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0			

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		N	RSAs		N	Comment: There are no designations affecting this site.		
		Wild Land		N	TPOs		N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	There are no landscape features within the site			SV C	0		0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is visually well related to the built up part of the town.			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	This is self-contained site located between existing commercial premises to the east of the A701.									
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP			The site is currently identified as Established Business and Industry land within the settlement boundary.					
Have all landowners been identified and have they agreed to disposal/development of the site		Y	The current landowners also own the lorry park to the east of the A701 which is also been submitted for considered for inclusion as an allocation in LDP2 (DFSH205). They are a major employer in the area but are seeking to relocate closer to the motorway network.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	The existing occupier wishes to relocate the business and as a result the site is expected to become available for redevelopment in the plan period.					
OVERALL PLANNING COMMENT			Both this site and DFS.H205 have been submitted for mixed use development of housing and retail to form a local centre. It is considered however that this particular site to the west of the A701 would be more suitable for retail/commercial facilities in the form of a small scale neighbourhood centre rather than residential due to the more commercial nature of the premises to the north and south. This is a brownfield infill site within the existing built up parts of the town and is well served by a variety of transport modes and could provide additional facilities within this part of the town. It is proposed to allocate this site for a range of uses in LDP2.					
OVERALL SEA COMMENT			Minor positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.					