Site Ref: DFS.H1  Site name: Barnhill	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,						
Settlement: Dumfries	Current use: Agriculture and portion of site now a residential estate	stables/garages and paddocks on two strips approved February/January 2015 respectiv commence then these consents will expire	ely and should no development					
OS Grid Reference (Easting, Northing): 295217, 576957	residential estate	Existing LDP allocations/ designation Yes	ns:					
Site Size (ha): 12.19	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016					

Торіс	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

8			
Related SEA to	pic	Information source	Consultation required (only if answer is Yes)
Population and	d Human Health (PHH)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factor	rs (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B		Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)		Other (O)	Historic Environment Scotland (HES)
Material Asset	s (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 AN	D FLOR	Α						
Do any of the following biodiversity interests			SACs	N	LNR	N			SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N		1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		Other pr	otected species	N	Ma	arine Consultation	Zones	NN
			Ancient/semi-natural woodland N											
		Comm	omments: There are no designations affecting this site.											
Are there any known invasive species		N					GIS	0					0	
within the site							С							
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	There are some native hedgerow field boundaries and there is potential habitat fragmentation due to the loss of a greenfield site  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												

					POP	ULATION AND H	IUMAN	HEALTI	1					
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	e (km)	0-1				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 o	of Way e path e path	N N	Comme	ent: The site is easily	accessibl	e and is loo	ated o	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Commur			0-1	Sports facilities	1-5	Hospita	alities	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	S	chool name Capacity Distance	e: Lau /: 6	nary ırieknow	е					Seconda Maxwellt 337 1-5	nry own High	Dumfries 396 1-5	Academy	
site (km) Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW						o local services and the local services and facility			nd cyc	cleways cl	oseto the site providing easy access	s to active	travel provision	ns.

	ທ   🐇	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: +

			SOILS								
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification (The James Hutton Institute)	0	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	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW		•	of the site would result in the loss of prime agricultural land.		•						
SEA OVERVIEW	The lo	ss of p	s 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	С	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.	С	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		С	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	Υ	Please note there is a 21" Trunk Main close to the top of the site	С	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		Consultation required
supply						what impact, if any this development has on the exnetwork. Any measures identified should be implemented. As Scottish Water are funded for Grothey can instigate a Growth project when the Developments their 5 Growth criteria.	wth	
PLANNING OVERVIEW	extent There neces	of the is suff sary, n	issibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id cient capacity for both waste water and water supply but furthitigation measures put in place.	entify ar her inve	ny meas stigation	ures to be taken to ensure that flood risk issues are sa will be required to consider the impact on the overall	tisfactorily res	olved.
SEA OVERVIEW	Provid	led all	the necessary mitigation measures are implemented there sh	ould be	no SEA	issues SEA Scor	E: <b>0</b>	

			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	С	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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	are no	re no known SEA issues SEA Score: 0									

	MATERIAL ASSETS													
Is the site Brownfield Comment: This is a greenfield site in agricultural use														
		Gree	enfield	Υ										
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d 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				Pre mitigation score	5			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				0	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						0	
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons N ment: There are n	o servi	Bord Gais Eirann pipeline Nricing constraints in relation to this site	).		Shell oil pipeli	ine N			Transco	oipeline	N
Will development of the site require consultation with any of the following bodies  PLANNING OVERVIEW	Develo	pment	Air Traffic/NATS of this site would r	N esult in	MoD N in the loss of a greenfield land	Cai	rlisle Airp	port N	Co	pal Authority	N		HSE	N
SEA OVERVIEW	The lo	ss of g	reenfield land woul	d be a	a negative SEA impact						SEAS	CORE: 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	+				

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation 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 construct	ction. 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		Listed Buil	ding N	Scheduled Monuments	Ν	Comment: There is an enclosure that will require	archaeological evalua	ation and	d/or				
of the following including their setting		Conservation A	Area N	Inventory of Historic Battlefield	N	mitigation							
	L	World Heritage	Site N	Inventory & Non-Inventory	N								
		Archaeologica	site Y	Garden or Designed Landscape									
Will the development of the site result in the		Y Possibly			S	X Recording of any features found in it	vestigation	+					
opportunity to enhance or improve access	L				С		-						
to the historic environment													
PLANNING OVERVIEW	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 SEA Score: 0													
	concer	ns											

	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 t	he south	nern boundary	SV	X	Any proposal should retain the hedgerow features in line with policy NE7			
Will development of the site be well integrated visually with the existing settlement			town, adjacent	to recent residence to recent the contracter of the cate of the neighbors.	lential de is area p	built up part of the evelopment. Due to perhaps a lower developments	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 curre Road the site is			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 a	are no	SEA issues	•					SEA Score: (			

## PLANNING/EFFECTIVENESS ISSUES

Site assessment que	estion	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 act boundary within the LDP	djacent to a set	lement	Y	The site is allocated for housing within the settlement bour	ndary							
Have all landowners been identified and have they agreed to disposal/development of the site				have different aspirations and as this forms a large area a	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 lave 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 laddock) 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 restrictiv strips	e covenants or	ransom	N									
Can the site be delivered with	in the LDP time	frame	?	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 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 brough planning consents would effectively block off the more obvious main access points to the site and would also add yet more landowners into the site and without them the remaining parts of the site cohesive proposals. Consideration has been given to including as an allocation the two southern most parcels which could be designed in suthe 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 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.						ective and it is unlikely to be brought forward in the near future also add yet more landowners into the equation on completion them the remaining parts of the site are not considered to prorcels which could be designed in such a way as to provide for d 9c and it would not necessarily be the most appropriate dever	e. The cu , effective vide logion future lir	irrent rely cal or nks into				
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. How within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.								ever, the	site is			

Site Ref: DFS.H2	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: Marchfield	LDP allocation (plus small additional area)	where applicable and approval date): n/a
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

Торіс	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

-0		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA	AND I	FLORA	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	Υ				SPAs	N		9	SSSIs	N
affect or have connectivity to the site? (this		l	NNR	N	Local wildlife sites	N			N	atterjack toads	N		Great Crested N	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		С	ther pro	tected species	N	N	Marine Consultation 2	Zones	N
					emi-natural woodland	Υ									
		Comm	ents: The sit	te lies ad	djacent to the Ladypar	k Nature Re	serve a	and conta	ains lon	g established and	cient and s	emi natural w	voodland		
Are there any known invasive species within the site	the site C														
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  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							ing mitigate ersity interests. nce biodiversity se of locally native ne existing regrated into the	+				
PLANNING OVERVIEW					eark Nature Reserve ar sity interests contained			and sen	ni-natur	al woodlands and	d any deve	lopment shou	uld fully integrate the	se feat	ures and
SEA OVERVIEW					are fully taken into ac ld be no negative SEA		/ develo	opment p	oroposa	ls and that these	areas may	y be	SEA SCORE: 0		

				POP	ULATION AND H	UMAN	HEALTH	ł					
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.	МА		the are existing footpaths providing access to the dland and nature reserves  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 pah 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							g d			
Distance to nearest area of open space		Distance (	km) 0-1									•	
Are there any of the following within or	MA	Right of V	Vay Y	Comm	ent: Existing footpaths	and cycl	eways cross	s the s	ite and s	hould be incorporated within any lay	out and la	yout	
adjacent to the site and will development	or	Core p	ath Y										
impact on them	CF	Cycle p	ath 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	Hospita	lities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	School name:	Noblehill						Dumfries High				
what is the remaining capacity within the		Capacity:	18						394	·			

Site assessment question	Related SEA Topic	Yes/No		Comment	Information source	Pre mitigation score	Mitigation if appropriate	e	Post mitigation score	Consultation required
(0.11.0045)				T						
catchment. (October 2015). Distance from site (km)		Dis	tance:	1-5			0-1			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N			GIS	0			0	
PLANNING OVERVIEW			e is well located reasonably close to local services and there are footpaths and cycleways crossing the site providing easy access to active travel provisions.  Intial development will help to support services and facilities in the area.							
SEA OVERVIEW	The si	e site is well located in relation to local services, provides options for active travel and development would also support local lities and 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 3.2, 4.2 and O X The majority of the site is prime agricultural land   X (The James Hutton Institute) 5.3										
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		majority of the site has no previous known use.  e is some potential for localised contamination nd farm buildings.  C  X  Areas around the farm buildings would need to be assessed and any measures identified should be implemented						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0		
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime	agricultural land a	and there	might b	be limited areas of contamination that would require remedia	tion.		
SEA OVERVIEW	The lo		rime agricultural land would be a negative S	EA impact althou	gh any co	ontamin	ation concerns could be mitigated 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	С	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	0	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		С	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)		I	T	1		1						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a 3"AC water main through site.	С	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.  Further investigation such as Flow and Pressure test or	0					
development to connect to the mains water supply	РНН	Ť	There is a 3 AC water main through site.		0	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	ascert resolv if nece	here 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 scertain 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 isolved. There is suffciient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, 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 is part of earlier phases of the development.										
SEA OVERVIEW	Provid	led all tl	ne necessary mitigation measures are implemented there sh	ould be i	no SEA i	SSUES SEA SCORE: 0						

<u></u>								
			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	С	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 form the A75						
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						
PLANNING OVERVIEW	Any no	ise im	plications from the A75 should be mitigated against					
SEA OVERVIEW	Provide	ed that	any identified measures are implemented there are no know	vn SEA is	sues	SEA Score: 0		

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					MA	ATERIAI	L ASS	SETS											
Is the site			vnfield enfield Y	,	Comment: The	e majority	of the s	ite is in	agricult	ural use	but there	e are a	ilso some	existing	farm b	ouildings			
Is the site vacant or derelict		N	Is it c	ontained	within the Vac	ant and De Land S			0	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		Ν			nantly greenfiel ngs within the si		there a	are	SV	X	propos	sals. It me en	is unlike		have b	een con	d within any structed to ew build	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							0	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		Com	. ,	N are no s	Bord Gai ervicing constra	s Eirann p aints in rela					Shell oil	pipelir	ne N				Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NA				N		Car	lisle Airp	port N		(	Coal Auth	ority	N		HSE	N
PLANNING OVERVIEW					ult in the loss of			l								105:	0		
SEA OVERVIEW	The los	s of g	eenfield land	would b	e a negative SI	A 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		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 s d could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The pos	tive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible SEA SCORE: +/x SEA issues created as a result of a large number of traffic movements							

					CULTURAL HERITAG	ЭE						
Will the development of the site affect any			Listed Building	Z	Scheduled Monuments	Ν	Cor	mment:	: Clumpton Hill to the south eastern part of	of the site has poter	itial for	
of the following including their setting		Co	nservation Area	Ν	Inventory of Historic Battlefield	N	arc	haeolo	gy which may require evaluation.			
	_	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	N						
		Ar	chaeological site									
Will the development of the site result in the		Υ	_			S	SV	X	Recording of any features found in inve	estigation	+	
opportunity to enhance or improve access	L											
to the historic environment												
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required											
SEA OVERVIEW	Provide	ed that	any archaeologica	al fea	tures are evaluated/mitigated and a	ny fin	ds rec	orded t	there would be no further SEA	SEA SCORE: 0		
	concer	าร										

					ı	LANDSCAPE			
Is the site within or adjoining any of the following	W	NSAs /ild Land		RSAs TPOs		Comment: There are	e no desi	ignation	ns 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	woodlar	nd and	ulating site whi trees and the a mpton Hill and	adjacen	t local landscape	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.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			T	T				
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	Х	Any development should respect this development and should ensure views to and from it are not adversely affected.	+	
PLANNING OVERVIEW	road.	Any de	e 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 velopment proposals should fully integrate and respect the landscape features within the site, such as ensuring that development doesn't enimpton Hill.			ed by the encroach	trunk n up the	
SEA OVERVIEW			t landscape features within the site are retained and integrate EA impacts.	ed into ar	ny devel	opment then there should not be any SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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	Υ	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	part Infra forw	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 of the town. The current Area Development Framework is being reviewed which will provide a context for future phases of development on the site. Is structure upgrades have already been undertaken in relation to both water supply and waste water indicating the developers interest in taking this site ard. It is proposed to retain this allocated housing site in LDP2.
OVERALL SEA COMMENT	emis	or negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon ssions. However, the site is within walking distance of existing services and facilities which could encourage active travel and benefits could be gained ugh the use of solar gain and sustainable construction techniques.

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

Торіс	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

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	I SE	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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					BIODIVERSITY,	FAUNA AI	ND FLOR	2A							
Do any of the following biodiversity interests affect or have connectivity to the site? (this			ACs	N N	LNR Local wildlife sites	N N			Natt	SPAs erjack toads	N N	Grea	at Crested N	SSSIs	
includes any potential SACs and SPAs)		RAMS		N	Geodiversity Sites	N		Other		cted species	N		onsultation 2		
		Comm	nents: T	Ancient/semi-natural woodland N nts: 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	veget habita	tation as w at fragmen	ntial impacts on existing tre ell as habitats and there is tation due to the loss of th o the eastern end	potential	SV	X	s		mented, s	ures to enhance biodi uch as the use of loca schemes		+	
PLANNING OVERVIEW					y issues affecting the site										
SEA OVERVIEW	There	are no l	known	SEA issue	S.							SEAS	SCORE: 0		

					POPU	LATION AND H	IUMAN	HEAL	тн					
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	Υ	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	open sp that whi	ected that any layout would include s ace to serve the development and co ch is lost. A replacement would also playing field although this may be in the area.	ompensate for be required	+/x	
Distance to nearest area of open space		Dist	ance (kn	n) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	J	ht of Wa Core par	h N	Commen	t: The site is e	asily acce	essible ar	nd is loc	ated close	e to footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	,		0-1	Sports facilities	0-1	Hosp	oitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary	•					Seconda	ary	,	-	
(primary and secondary) for the site and	S	chool n	ame: I	Noblehill						Dumfrie	s High			
what is the remaining capacity within the		Capa	acity:	8						394	-			
catchment. (October 2015). Distance from site (km)		Dista	ince: (	)-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						local services and t t services and facilit			and cy	cleways c	lose to the site providing easy acces	s to active tra	vel provisi	ons.

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	S							
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	0	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								
Are there any contaminated soils issues on the site		Y	Most of the site consists of land which has no kr previous potentially contaminative use, but also the former infectious diseases hospital at the we site and allotment gardens.	includes	С	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		0	?		?			
PLANNING OVERVIEW		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									
SEA OVERVIEW		ovided that the area of prime agricultural land is avoided and that any contamination found on the site is remediated there build be no SEA issues.									

	WATER												
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Y The eastern part of the site includes features and vegetation associated with wet ground SV 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	С	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.	С	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		Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required			
allow do culvorting of a watercourse)		1	T	ı		1	1 1				
allow de-culverting of a watercourse)  Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Υ		С	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		С	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	alloca be full identif										
SEA OVERVIEW	There	ere are significant SEA issues in relation to flood risk as the site currently stands. Should the site be reduced to the western tion 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		Ν	There are no AQMA at present in the region	С	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 a	are no	known air quality issues in relation to the site										
SEA OVERVIEW	There a	are no known SEA issues SEA Score: 0											

### **MATERIAL ASSETS**

Site assessment question	Related SEA Topic	Ves/No	Comment						Pre mitigation score		Mitigati	on if approp	riate		Post mitigation score	Consultation required
Is the site			wnfield Y enfield Y		omment: The west the site is greenfi		the site	is brow	nfield be	ing the location	on of the for	mer infectiou	s disease	s hospital bu	t the rem	ainder
Is the site vacant or derelict		Y	Is it conta	ined wi	thin the Vacant ar La	d Derelict nd Survey	Y	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		structur	e site is brownfield res for reuse on th 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						0	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		Con	Pylons N nment: There are	no serv	Bord Gais Eira icing constraints in			е.		Shell oil pipel	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies													HSE	N		
PLANNING OVERVIEW	Devel	opmen	t of this site would	bring 1	forward brownfield	l land but v	vould als	so result	in the lo	ss of greenfie	eld land to th	ne eastern ed	lge			
SEA OVERVIEW			A benefits in the rend to the east	edevel	opment of brownfi	eld land ho	wever t	here are	negativ	e SEA impact	ts in the loss	s of the	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	+	+	

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		+	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	develo	ped co	dings should be built in such a way as to integrate solar gain buld generate a large number of traffic movements which is u	nknown	at the cu	urrent time	. This is a large	site that	once
SEA OVERVIEW	The p	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							

	CULTURAL HERITAGE												
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	N	C	omment:	The gateways to the former hospital are	of historic interest			
of the following including their setting		Co	onservation Area	N	Inventory of Historic Battlefield	N							
	L	Wo	Vorld Heritage Site N		Inventory & Non-Inventory	N							
		Ar	chaeological 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				S	SV	0			0		
PLANNING OVERVIEW	Provide	ded 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 a	are no	re no SEA issues.  SEA Score: 0										

					L	ANDSCAPE						
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs		Comment: There ar	e no des	ignation	as 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	low lying agric		he east t	cape character from to the sloping and d.	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Y	development	djacent to, and at the western of the built up pa	end and		SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		Υ	ground where	the hospital bu	ildings v		SV	X	Sensitive design and layout should ensure out of the site are retained.		0	
PLANNING OVERVIEW				is well related t	to existir	ng development in this	location	is unlik	ely to be detrimental in the wider landscape co			
SEA OVERVIEW	There a	re no	SEA issues						S	EA Score: 0		

Site assessment question	Teplated SEA Topic Yes/No Yes/No	Information source Pre mitigation score		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	Υ	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	Υ	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	Υ	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	close the s in LE alloc	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, 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 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 DP2. 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 ation. There is a Masterplan brief for this site which sets out the requirements for any development coming forward.				
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 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.						

Site Ref: DFS.H4	Source of site suggestion:  LDP allocation	Site history/previous plar where applicable and app	nning applications, (ref. Nos. proval date):				
Site name: Heathhall College		15/P/3/0513 Reserved Matters submitted but not deter PIP 08/P/3/0435 residential development (variation 13/P/3/0336)					
Settlement: Dumfries	Current use: Vacant	10/170/0000)					
OS Grid Reference (Easting, Northing):		Existing LDP allocations/	designations:				
299811, 579450		Yes	_				
Site Size (ha): 9.08	Proposed use:	HMA: Dumfries	Date completed:				
	Housing		Oct/Nov 2016				

Торіс	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)	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 A	AND FI	LORA	4						
Do any of the following biodiversity interests		SA	\Cs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	Y			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	AR	N	Geodiversity Sites	N		С	ther pr	otected species	N	N	Marine Consultation	Zones	N
				Ancier	nt/semi-natural woodland	N									
		Comme	ents: T	The site lie	es adjacent to Catherinefie	ld Moss Loc	al Wildlif	fe site v	which li	es 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	e are a sm	all number of mature trees	within the s	site.	SV	X	Any proposal si and mature tree			ainst policy NE7	0	
PLANNING OVERVIEW					e should be retained and o								Wildlife Site .		
SEA OVERVIEW	Provid	ded the m	ature	trees with	in the site are retained and	d there are r	no impac	t on Ca	atherine	efield Moss there a	are no SE <i>l</i>	\ issues	SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	tance (k	km)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	,	ght of W Core p Cycle p	,	Comme	ent : The site is easily	accessib	le and is loo	cated	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	1-5	Sports facilities	0-1	Hospita	alities	1-5	Local shops (convenience	9) 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)	S		name: pacity: ance:	Primary Heathhall 26 0-1						Secondal Dumfries 394 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	Resid	ential d	evelopr	nent will help	to suppo	ort services and facilit	ies in the	area.			ose to the site providing easy acc	ess to activ	e travel provision	ons.
SEA OVERVIEW				ed to local se positive SEA		•	tive trave	l and devel	lopme	ent would a	lso support local facilities and	SEA SCOR	RE: +	

Site assessment 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 urban (The James Hutton Institute)	0	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.	С	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		0	0		0	
PLANNING OVERVIEW SEA OVERVIEW	,		action identified in relation to contamination should be carrie necessary mitigation measures in relation are carried out the	<u> </u>		•		

			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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y	There is a Surface water south of site.	С	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.	С	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 appropria	te	Post mitigation score	Consultation required
						network and any measures identified s implemented As Scottish Water are fu			
						they can instigate a Growth project wh			
						meets their 5 Growth criteria.			
PLANNING OVERVIEW			ssibility of flood risk on this site. Any flood risk will need to be						
			flood risk, demonstrate developable part (s) of the site and id						
			cient capacity for both waste water and water supply but furt itigation measures put in place.	ner inve	estigation	will be required to consider the impact on	the overall networks	s and, i	t
					054	<u>.                                      </u>	0540		
SEA OVERVIEW	Provid	ied all t	he necessary mitigation measures are implemented there sh	ould 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	С	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 resident s 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	measu	a certain separation distances between any new houses and the site boundary.									
SEA OVERVIEW	Provide	ed that	mitigation measures are taken in relation to the noise issues	then the	re shoul	d be no negative impacts. SEA Score: 0					

MATERIAL ASSETS										
Is the site	Brownfield	Υ	Comment: The site is the location of the former college before it's relocation.							
	Greenfield									
Is the site vacant or derelict	Y	it containe	ed within the Vacant and Derelict NOO+	+						

Site assessment question	Related SEA Topic	Yes/No	Comment						Pre mitigation score		Mitiga	tion if appropr	iate		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 brownfi structures for rea		however there are the site.	no existing	8	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					(	Э	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					Bord Gais Eirann cing constraints in re		s site		5	Shell oil pipel	line N			Transco		N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS		MoD	N		Car	isle Airp	ort N	(	Coal Authority	N		HSE	N
PLANNING OVERVIEW					field site back into u											
SEA OVERVIEW	The de	evelopr	nent of this brownf	ield site	would have a posit	ive SEA im	pact						SEAS	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	Suitabl	e 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		Υ	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.	+					

Topic A Site assessment question  Xelated SEA Yellated SE	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 construit developed could generate a large number of traffic movements which is unknown at the current time	ction. This is a large site that once
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		Listed Building	N	Scheduled Monuments	Ν		Comment: There is a second world war bunker on the northern edge of the site which it							
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	Ν	is	is recommended to preserve in situ and interpreted as part of the development.							
	L	World Heritage Site	N	Inventory & Non-Inventory	Ν									
		Archaeological site	Υ	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				С	O Some public access and interpretation could be provided to the bunker							
PLANNING OVERVIEW	The mi	litary bunker to the nor	hern e	edge of the site should be preserved	in s	tu.								
SEA OVERVIEW	Provide	ed that the historic envi	ronme	nt interests are retained and preserv	ed t	here v	e would be no SEA issues.  SEA Score: 0							

					L	ANDSCAPE						
Is the site within or adjoining any of the			NSAs N	RSAs	N	Comment: There a	re no des	ignatior	ns affecting this site.			
following		W	ld 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 nur	mber of mature	e trees v	within the site.	SV	+	The mature trees should be retained and incorpor 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 town.	related to the e	existing	built up part of the	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	s well related to	o existii	ng development in this	s location	is unlik	cely to be detrimental in the wider landscape context.			
SEA OVERVIEW	There a	are no	SEA issues						SEASO	ORE: 0		

PLANNING/EFFECTIVENESS ISSUES							
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is allocated for housing within the settlement boundary					
Have all landowners been identified and have they	Υ	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		
agreed to disposal/development of the site										
Are there any known restrictive covenants or strips	ransom	N								
Can the site be delivered within the LDP time	fromo	- V	The site would be expected to some forward for developm	ant durin	oa tha ni	lan nariad				
		Y T	The site would be expected to come forward for developm		<u> </u>	·				
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 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 developing 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 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.										

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):
Site name: Ladyfield		n/a
Settlement: Dumfries	Current use: Agriculture	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
297769, 574068		Yes
Site Size (ha): 20.13	Proposed use:	HMA: Dumfries Date completed:
	Housing	Oct/Nov 2016

Торіс	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

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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA AI	ND F	LORA	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		١	NNR	NR N Local wildlife sites N Natterjack toads N Great Crested Newts N											N
includes any potential SACs and SPAs)		RAMS	SAR	R N Geodiversity Sites N Other protected species N Marine Consultation Zones N											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.  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 m	nature tre	ees wit	thin the site	should be retained.		<u> </u>	<u> </u>							
SEA OVERVIEW	Provid	ded the n	nature	trees within	n the site are retained the	re are no SEA	A issue	es					SEA SCORE: 0		

								_					
				POPL	JLATION AND H	IUMAN	HEALTH	-1					
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	N					SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance Right of V Core Cycle	Way N bath N	Commer	nt: The site is easily a	accessibl	e and is loc	ated o	close to fo	potpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		//village hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and	S	chool name:	Primary Brownhall						Second Dumfrie	,			
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Capacity: Distance:	0-1						394 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					local services and the rt services and facilit			nd cyc	leways c	lose to the site providing easy acce	ss to active	travel provision	ons.
SEA OVERVIEW	The s	te is well loca	ted to local s	ervices, pr	ovides options for ac	tive trave	el and deve	lopme	nt would	also support local facilities and	SEA SCORE	+	

Site assessment question SEA	Comment	Source Witigation 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		Υ	Soil classification 3.1 and 3.2	0	X	The whole of the site is prime agricultural lan-	nd X	
loss of the best quality agricultural land			(The James Hutton Institute)	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.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?		0	?		?	
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.	•				
SEA OVERVIEW	The lo	ss of p	rime 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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y		С	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	Υ		С	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	

Relate	Ye		Information source	Pre mitigation score	Mitigation if appropriate		Post miti score	Consultation
PLANNING OVERVIEW The	e is a po	ossibility of flood risk on this site. Any flood risk will need to be	fully inv	estigate	implemented. As Scottish Water are fund they can instigate a Growth project wher meets their 5 Growth criteria. In the landowner/developer as part of the	n the Developer e DIA which will asc	ertain th	ıe
exte The nece	nt of the e is suff ssary, r	flood risk, demonstrate developable part (s) of the site and id icient capacity for both waste water and water supply but furt nitigation measures put in place.  the necessary mitigation measures are implemented there sh	entify ar her inve	y measi stigation	ures to be taken to ensure that flood risk iss will be required to consider the impact on the	sues are satisfactoril	ly resolv	red.

			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	С	0		0			
What are the surrounding land uses and are there possible polluting uses nearby	РНН	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	PLANNING OVERVIEW There are no known air quality issues in relation to the site									
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0									

	MATERIAL ASSETS											
Is the site	E	Brownf	field		Comment: The site is in agricultural us	se						
		Greenf	field	Υ								
Is the site vacant or derelict	١	N	ls i	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	X		X			
Does the site have existing and potential mineral extraction	١	N				GIS	0		0			

Site assessment question	Related SEA Topic	Yes/No	Comment			Information source	Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required	
Is the site in the vicinity of a waste 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)	PHH	N n/a					0	0						0	
Are there any of the following servicing constraints that impact on the development of the site		Con	Pylons N nment: There are n	o servi	Bord Gais Eirann p cing constraints in rela		ite		Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land  The loss of greenfield land would be a negative SEA impact  SEA Score: X														
SEA OVERVIEW	THEID	e loss of greenfield land would be a negative SEA impact													

	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 likelyhood 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 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 a development strategies going forward a transport study is being prepared to look at transport impacts from the changing circumstances and to look at any mit measures that are required. This study is due to be completed late 2016 and will provide additional information when preparing the Proposed Plan for publica in 2018.					

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)	T	he 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	
		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 n develo	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 eloped could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The p	ne positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible gative SEA issues created as a result of a large number of traffic movements							

CULTURAL HERITAGE												
Will the development of the site affect any			Listed Building	Υ	Scheduled Monuments	Ν	(	Comment:	The site is partly within a conservation a	rea and wraps arou	nd two I	isted
of the following including their setting		Conservation Area Y Inventory of Historic Battlefield N buildings. The site is also within a non-inventory de				n a non-inventory designed landscape and contains Wa						
	L	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	Υ	Department boundary markers within the site and to the boundaries.					
		Arc	chaeological site	Υ	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	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		ovided that any development sensitively respects and reflects the historic setting of these important cultural assets then there build 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.										
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 matu site.	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		Y		ne site is well integrated within the town with evelopment for the north east and south				+		+		
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 Viewlines out of key buildings and locations with the Crichton estate should be retained									
PLANNING OVERVIEW	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												

Site assessment 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	Υ	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	Υ	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 bas going forward as to the development potential for this site and mitigation measures that will be required for any development going forward in this south 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 sit long term development in LDP2.								
OVERALL SEA COMMENT	emis	or negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon isions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and ainable construction techniques.							

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

Торіс	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	x	xx

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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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BIODIVERSITY, FAUNA AND FLORA													
Do any of the following biodiversity interests		SA	ACs N	LNR	N			SPAs	N	SSSIs	N		
affect or have connectivity to the site? (this		N	NR N	Local wildlife sites	N			Natterjack toads	N	Great Crested Newts	N		
includes any potential SACs and SPAs)		RAMS	RAMSAR N Geodiversity Sites N Other protected species N Marine Consultation Zone:										
			Ancient/semi-natural woodland N										
		Comme	omments: 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 lo	ss of habitat connectivity or	wildlife corric	or SV	0			0			
PLANNING OVERVIEW	There	are no b	iodiversity issu	ues in relation to this site.									
SEA OVERVIEW	There	here are no SEA issues SEA Score: 0											

					POP	ULATION AND H	ΙΙΜΔΝ	ΗΕΔΙ ΤΙ	н					
					. 0.	CLATION AND I	OWA		•					
Will the development of the site affect the		N T	ne site	is not pu	blicly acc	essible		SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space		Distanc	e (km)	0-1										
Are there any of the following within or	MA	Right	of Way	N	Comme	ent: The site is very ea	sily acce	ssible and	is loca	ated in clo	ose proximity to footpaths and cyc	leways		
adjacent to the site and will development	or	Co	e path	Υ										
impact on them	CF	Cyc	le path	Ν										
What is the distance (km) to the following		Commu	nity/villa	age hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenienc	e) 0-1	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)														
What is the education catchment area				imary						Second	,			
(primary and secondary) for the site and	S	School nam	_	ncluden						Dumfrie	s Academy / Maxwellt	own High Sc	hool	
what is the remaining capacity within the		Capacit	y: 31							396	337			
catchment. (October 2015). Distance from		Distanc	e: 0-	1						1-5	1-5			
site (km)														1
Is the site within or immediately adjacent to	MA <sub>.</sub>	1						010						
the core areas of the biosphere	and	N						GIS	0				0	
	В	'( - ' - · · · · II I -					L	( ( (		-1	dana ta dan Manasa Manasa and	1		
PLANNING OVERVIEW									ana cy	cieways c	close to the site providing easy ac	cess to activ	ve travel provis	ions.
00			_			ort services and facilit			1	امان میں عمر	alac accompant lacal facilities and			
SEA OVERVIEW							tive trave	and deve	iopme	nt would	also support local facilities and	SEA SCOR	RE: +	
	servic	es resulting	ın pos	itive SE/	4 impacts									

Site assessment 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 urban (The James Hutton Institute)	0	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		Υ	There is potential for contamination from the previous use as Council depot.	С	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	?		0	?		?			
PLANNING OVERVIEW	There	is the p	potential for some contamination in relation to the sites previous	ıs use a	s a dep	ot.				
SEA OVERVIEW	Provid	ided 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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0	
PLANNING OVERVIEW	extent	of the f	ssibility of flood risk on this site. Any flood risk will need to be lood risk, demonstrate developable part (s) of the site and ide ing 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

	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	С	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		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		•	ssible amenity concerns over the proximity to the sewage wor									
SEA OVERVIEW	There are possible negative impacts due to the close proximity of the sewage works.  SEA Score: X											

					MATERIAL AS	SETS					
Is the site			vnfield enfield	Υ	Comment: The site is a former	council	depot.				
Is the site vacant or derelict		Υ	ls i	t contain	ed 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		originally	eld site and includes large, listed y built as stables for a previous es onverted.	state	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					0	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						Mitigation if appropr	iate	Post mitigation score	Consultation required
constraints that impact on the development of the site		Comment: There are	no serv	icing constraints in r	elation to th	nis site.						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	ir Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE							N		
PLANNING OVERVIEW	Develo	evelopment of this site would bring forward a vacant, brownfield land										
SEA OVERVIEW	There	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	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.									
PLANNING OVERVIEW										

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 gain and look to creating buildings to take solar orientation in line with policies OP1	e into account	+				
Is the site protected from prevailing winds	,	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 tech incorporate energy efficiency measures in policies OP1f and OP2.	n line with	+				
PLANNING OVERVIEW	Any new	buildings should be built in such a way as to integrate solar gain	and sust	ainability	measures into their design and construction	on.					
SEA OVERVIEW	There are technique	re are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction niques  SEA SCORE: +									

## **CULTURAL HERITAGE**

Site assessment question	Related SEA Topic	Yes/No		Comment	Information source	Pre mitigation score	Mitigation if appropria	te	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L	W	Listed Building Y Conservation Area N orld Heritage Site N rchaeological site N	Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape			ent: The site lies within a non-inventory designed landscape and includes a building in the former stables.			
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 greater accessibility and appreciation obuilding.		+	
PLANNING OVERVIEW SEA OVERVIEW	that co	ny 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 at complement the existing buildings and do not detrimentally impact on their setting.  ovided that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should								
SEA OVERVIEW				ing to preserve built heritage assets t			ave to their settings their this should	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  Will development of the site be well		N	been cleared.	Ů		up part of the town.	SV	0			0	
integrated visually with the existing settlement								•				
Are there any locally attractive views that will be impacted by development of the site		Y	visible in the w	ider landscape.		the area and clearly	SV	X	Any development should take careful con the impact on views to the building from to the south.	the open space	+	
PLANNING OVERVIEW						existing development space to the south.	t. The for	mer sta	ble block forms an important feature in this p	part of the town a	ind view	s to this
SEA OVERVIEW	Provide	ed that	views to the buil	ding are retaine	d there	should be no SEA is:	sues.			SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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	N										
strips											
Can the site be delivered within the LDP timeframe	Υ	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										

Yes/No Yes assessment question SEA Yes/No Yes No Ye	Pre mitigation score acore aco
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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.
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.

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

Торіс	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

Legenus		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SA	SACs N LNR N SPAS N								;	SSSIs			
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	RAMSAR N Geodiversity Sites N Other protected species N Marine Consu						rine Consultation	Zones	N				
				Ancient	/semi-natural woodland	Υ									
		Comme	ments: 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			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	Y There is an area of ancient woodland to the north west boundary and native hedgerow within the site.					С	X	The ancient woodland and, where possible, the natural hedgerow should be retained, enhanced and incorporated in line with policy NE7.			+		
PLANNING OVERVIEW	The a	rea of and	cient wo	oodland to	the north of the site sho	uld be retair	ned.								
SEA OVERVIEW	Provid	ded the ar	rea of a	incient wo	odland is retained there s	should be no	SEA is	ssues.					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	N	The site is currently in agricultural use.  SV  0									0		
Distance to nearest area of opethe overall laout and designinto n space		Dist	ance (km	)										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of Way Core path Cycle path	n Y	Comme	ment: 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		munity/vil		1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (conveniend	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and		School n		rimary		Secondary								
what is the remaining capacity within the				· · · · · · · · · · · · · · · · · · ·							nigii			
catchment. (October 2015). Distance from site (km)				-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						o local services and to ort services and facilit			nd cy	cleways clos	se to the site providing easy a	ccess to activ	e travel provisi	ons.
SEA OVERVIEW	The s	ite is we	Il located	reasonab	ly close to	o local services and t	here are f	ootpaths a	nd cyc	cleways adja	acent to the site providing	SEA SCOR	E: +	

Site assessment 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.

			SOIL	LS					
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3 (The James Hutton Institute)	3.2 and 5.3	0	X	The site is predominantly prime agricultural would be difficult to avoid.	I land which	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.		С	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 si	ite.	0	X	Any development should avoid these areas likely that new accesses would be created a edge		X
PLANNING OVERVIEW	Development of the site would result in the loss of both prime agricultural land and peat areas.								
SEA OVERVIEW	The lo	e loss of prime agricultural land and peat would be a negative SEA impact.							

	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 conection 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.	С	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)		?		С	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		С	?	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	Υ		С	?	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		
						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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	IH N The surrounding land uses are residential, agriculture and there is a retail park to the north west corner.									
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									
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW	There a	here are no known SEA issues SEA Score: 0									

	MATERIAL ASSETS											
Is the site			vnfield		Comment: This is a greenfield site in a	agricultur	al use.					
		Gree	enfield	Υ								
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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			predominantly greenfield site there are lings to the northern boundary.	SV	X	The existing farmhouse, which is listed, should be retained and reused within the scheme.	Х			
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				0	0		0			

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score		Mitigatio	n if appropr	iate		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)  Are there any of the following servicing		n/a	Pylons N	Rord Ga	ais Eirann pip	eline N			Shell oil pipe	line N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment: There are no		raints in relati				, ,				Hansco	•	IN
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N		MoD N		Ca	rlisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		Development of this site would result in the loss of a greenfield land													
SEA OVERVIEW	The lo	ss of g	reenfield land would l	be a negative S	SEA impact							SEAS	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	s 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										
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								

T Related S E A S	Comment	Pre mitigation score score score accordance mitigation if appropriate	Post mitigation score Consultation required
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	CULTURAL HERITAGE										
Will the development of the site affect any		Listed Building Y	Scheduled Monuments	Ν		: The existing farmhouse is a listed buildir	ng and there is a site of a former				
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν	farmstead	in the south western part of the site.					
	_	World Heritage Site N	Inventory & Non-Inventory	Z							
		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		С	X	The listed farmhouse should be retaine incorporated into the overall layout and development. Any features found throu evaluation and/or mitigation should be	I design of any gh archaeological				
PLANNING OVERVIEW	The list	ed farmhouse to the northern	boundary should be retained and in	tegrate	ed into any s	scheme going forward including in terms of	of impacts on its setting.				
SEA OVERVIEW	Provide	ided 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 RSAs 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		<b>Y</b>	There are mature native hedgeror			ient woodland, and	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		prominent in vi	ews fro	vs across the site m the A75 trunk	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	Issues	I 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.  les 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  lid relate to the rest of the town in the future. This area currently provides a pleasant rural aspect.										
SEA OVERVIEW		ugh the visual prominence issues might be overcome through structural planting there are still issues surrounding it's isolation acent development does not go ahead.										

	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
		1 1/	1					
Have all landowners been identified and have agreed to disposal/development of the site	tney	Y						
Are there any known restrictive covenants or	ransom	N						
strips	,					4 100 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		
Can the site be delivered within the LDP time		?	Due to the flood risk issues that have been highlighted dev					
OVERALL PLANNING COM	MENT					urrent LDP a number of issues have now been raised which w		
						o flood risk issues makes it difficult to make the site effective.		
						d then this site at Brownrigg Loaning would not form a natura		
				also res	sult in the	e loss of greenfield land and prime agricultural land. As a resu	It it is pro	oposed
			e-allocate this site.					
OVERALL SEA COM	MENT					inor negative SEA issues over the loss of prime agricultural la		
						sing carbon emissions and in terms of visual impact and isolated		
					n walkin	ig distance of existing services and facilities and benefits coul	d be gair	ned
		thro	ugh the use of solar gain and sustainable construction techni	iques.				

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

Торіс	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

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 A	AND F	FLORA	4						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	Υ			١	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	Ν	Geodiversity Sites	N		C	ther pr	otected species	N	N	larine Consultation	Zones	N
				Ancier	nt/semi-natural woodland	N									
		Comn	nents: Cath	herinefi	ield Moss Local Wildlife Sit	e lies adjace	ent to t	he site							
Are there any known invasive species within the site		N						С	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	greenfiel	ld site	at fragmentation due to the			SV	X	should be imple tree species in greenways and corridors, footp movement of sp	emented, s landscape I wildlife co aths and c	such as the us schemes, ha prridors along		+	
PLANNING OVERVIEW	The s	ite is ad	jacent to b	oth Sc	hool Wood and the Local V	Vildlife Site a	at Cath	nerinefie	ld Moss						
SEA OVERVIEW					s are taken to ensure that on SEA issues	developmen	t would	d not ha	ve a de	trimental impact o	on the biod	iversity of	SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 Dist		m) 0-1	tly agricu	ltural 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	Rig	tht of W Core pa	ay N ath N	Comme	ent: The site is easily	accessible	e and is loc	ated o	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/	village hall	1-5	Sports facilities	1-5	Hospita	alities	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	S	chool n	ame:	Primary Heathhall 26						Seconda Dumfries 394	,			
catchment. (October 2015). Distance from site (km)			,	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						al services and there ort services and facilit			/clewa	ays close t	to the site providing easy access to	active trav	vel provisions.	

Topic A Site assessment question  Xelated SEA Yellated SE	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:+

DFS.H8

			SOILS					
Will development of the site result in the		Υ	Soil classification 3.2	0	X	The entire site is classed as prime agricultural land.	X	
loss of the best quality agricultural land Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The James Hutton Institute) 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.	С	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	С	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	of de	ep peat	of the site would result in the loss of prime agricultural land a should be avoided in any development scheme.		_		ation. The	areas
SEA OVERVIEW			rime agricultural land would be a negative SEA impact althou against.	gh any c	ontamir	nation and deep peat concerns could 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.	С	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.	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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		Consultation required
Is there sufficient capacity for the development to connect to the mains water supply	РНН	Y	Please note there is a 9" Water Distribution pipe through site.	С	0	Further investigation such as Flow and Pr Water Impact Assessment may be require what impact, if any this development has of network and any measures identified shout implemented. As Scottish Water are funded they can instigate a Growth project when the meets their 5 Growth criteria.	ed to establish on the existing uld be ed for Growth		
PLANNING OVERVIEW	extent There	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	Provid	rovided 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	С	0		0				
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				
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									
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			nfield enfield	Υ	Comment: The site is greenfield and cu	ırrently i	n agricu	ltural use.		
Is the site vacant or derelict		Ν	Is	Is it contained within the Vacant and Derelict N Land Survey			0		0	
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.			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	n if appropr	iate		Post mitigation score	Consultation required
T			1										Г	1	
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					0	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 pipelin	e N		1	Shell oil pipe	line N			Transco pi	peline	N
constraints that impact on the development of the site		Con	nment: There are r	no servi	cing constraints in relation	to this si	te.								
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N		Cai	lisle Airp	oort N	Coa	I Authority	N		HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land														
SEA OVERVIEW	The lo	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
						resilient to climate change.		
PLANNING OVERVIEW		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 eloped could generate a large number of traffic movements which is unknown at the current time						
SEA OVERVIEW		e positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible gative SEA issues created as a result of a large number of traffic movements						

	CULTURAL HERITAGE										
Will the development of the site affect any			Listed Building N	Scheduled Monuments	N	Co	mment:	There is known archaeology in adjacent	fields and therefore	e evalua	ion of
of the following including their setting		С	onservation Area N	Inventory of Historic Battlefield	N	the	southe	rn part of the site will be required.			
	_	W	orld Heritage Site N	Inventory & Non-Inventory	N						
		Aı	chaeological site Y	Garden or Designed Landscape							
Will the development of the site result in the		?	Possibly		С		X	Recording of any features found in the	evaluation.	+	
opportunity to enhance or improve access	L										
to the historic environment											
PLANNING OVERVIEW	,	archaeological evaluation required to the southern part of the site should be carried out prior to development.									
SEA OVERVIEW	Provide	ovided that all evaluation and mitigation works are carried out there should be know SEA issues.  SEA Score: 0									

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N 'ild Land N	RSAs TPOs		Comment: The	re are no des	ignation	ns 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		N	There are few I	andscape feat	ures wit	hin the site.	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Y	The site lies on existing built up			ment between	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 SV X Any development of the site will inevitably alter its current rural character.							ly alter its	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 a	re are no SEA issues SEA Score: 0										

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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
Have all landowners been identified and have agreed to disposal/development of the site	e they	Y						
Are there any known restrictive covenants or strips	ransom	N						
Can the site be delivered within the LDP time	frame	?	There remain access issues in relation to the site which re	ly on the	redeve	lopment of adjacent sites before they are fully resolved.		
OVERALL PLANNING COM	MENT	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 a 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 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 would help to alleviate the access concerns. It is proposed to retain this site for long term development in LDP2.						vhich
OVERALL SEA COMMENT Minor negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing care emissions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain sustainable construction techniques								

Site Ref: DFS.B&I 1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):
Site name: Heathhall - north of Aviation Museum		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
Settlement: Dumfries	Current use: Vacant	aviation museum.
OS Grid Reference (Easting, Northing): 300069, 578563		Existing LDP allocations / designations: Yes
Site Size (ha): 10.89	Proposed use: Business and industry	HMA: Dumfries Date completed: Oct/Nov 2016

Торіс	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

### 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)	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		S	ACs	N	LNR	N			SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N		1	Natterjack toads	N	Gre	eat Crested Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N	(	Other pr	otected species	N	Marine C	onsultation Zones	N
			Ancient/semi-natural woodland N										
		Comm	omments: There are no designations affecting this site.										
Are there any known invasive species within the site		N											
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N											
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site												
SEA OVERVIEW	There are no known SEA issues SEA Score: 0												

					POPI	ULATION AND H	UMAN	HEALTI	н					
									•					
Will the development of the site affect the		N Al	hough t	the site	is publicly	accessible it does no	ot form a	n SV	0				0	
quality and quantity of open space and				ce funct										
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space		Distanc	(km)	0-1										
Are there any of the following within or	MA	Right o	f Way	N	Comme	ent: There is a core pa	th and c	cle path a	djacen	t to the so	outhern end of the site			
adjacent to the site and will development	or	Cor	path	Υ					•					
impact on them	CF	Cycl	path	Υ										
What is the distance (km) to the following		Commur	ity/villag	ge hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	) 1-5	Bus stop	0-1
services where they exist in the settlement	CF		,	-		•					, ,	, I	•	
(Autumn 2015)														
What is the education catchment area			Prin	nary						Seconda	ary			
(primary and secondary) for the site and	S	School name	: n/a							n/a				
what is the remaining capacity within the		Capacity	:											
catchment. (October 2015). Distance from		Distance	:											
site (km)														
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													<u> </u>
PLANNING OVERVIEW										leways a	djacent to the site providing easy	access to ac	ctive travel pro	visions.
						onal employment opp								
SEA OVERVIEW							tive trave	and deve	lopme	nt would	also improve access to	SEA SCOR	E: +	
	emplo	yment oppo	rtunities	s resulti	ng in posi	itive SEA impacts								

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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 Urban (The James Hutton Institute)	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										
Are there any contaminated soils issues on the site		Y	The site is possibly contaminated due to its previous use as an airfield.	С	X	A site investigation would be required and if nece remediation. Any measures identified should be implemented	essary	)				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	? Unknown O ?										
PLANNING OVERVIEW		•	sibly some contamination within the site that may need to be re									
SEA OVERVIEW	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	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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 appropriat		Post mitigation score	Consultation required					
			1	1		network. Any measures identified should	ld he							
		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			essibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id											
	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 sary, mitigation measures put in place.												
SEA OVERVIEW			nitigation measures put in place. 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	С	0		0										
What are the surrounding land uses and are there possible polluting uses nearby	PHH	and industrial use.															
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.	evelopment of the site is likely to be for business and dustry purposes which could potentially add to  X  Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any													
PLANNING OVERVIEW																	
SEA OVERVIEW	There a	are sor	ne minor SEA issues in relation to impacts from existing and	any poss	ibly new												

	MATERIAL ASSETS												
Is the site		Brownfield Y Comment The site forms part of a former airfield.  Greenfield											
Is the site vacant or derelict		Υ	Is	Is it contained within the Vacant and Derelict N Land Survey					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			ting structures to reuse on the site ownfield site		SV	+		+			
Does the site have existing and potential mineral extraction		N					0	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				0	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		Con	Pylons N nment: There are n	o servi	Bord Gais Eirann pipeline N cing constraints in relation to the s	ite	1	Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS		MoD N		rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		•			would bring a vacant, brownfield a would have a positive SEA impage		into use				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		U17	5n Heathhall Indus	trial Es	t of planning applications during th state Link Road, and the unadopte as been granted for a Business Pa	d section	of the He	eathhall Indus	trial Estate L	ink Road. Pla	inning F	Permission and	d	

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.)		This	s is a generally flat site	SV	0		0					
Can the site make best use of solar gain		Υ	Y Possibly, due to the open nature of the site			The layout should ensure solar gain						
Is the site protected from prevailing winds		which provides some protection but the site itself is incorporate energy				Sustainable design and construction techniques can incorporate energy efficiency measures and make ther more resilient to projected climatic changes	<b>+</b>					
PLANNING OVERVIEW												
SEA OVERVIEW	The po	positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible ative SEA issues created as a result of a large number of traffic movements										

## **CULTURAL HERITAGE**

Site assessment question	Related SEA Topic	Yes/No		Comment				Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L	W	Listed Building Y Conservation Area N /orld Heritage Site N wrchaeological site N	Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N	museu	m located wi	trol tower to the former area is listed and forms par thin the site. The impact of any development on the need to be assessed and carefully considered.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Υ	Possibly		SV	0	enhand	ng the setting of the control tower is retained and ced will help to provide some interpretation of the caspect of this site.	+	
PLANNING OVERVIEW SEA OVERVIEW	Provid	e site contains the listed former control tower which would need to be retained and its setting carefully considered.  ovided that careful account could be taken to the setting of the listed building, its retention does provide some interpretation and torical context to the site in the future  SEA Score: +								

	LANDSCAPE											
Is the site within or adjoining any of the following		۱۸/	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no des	ignations	s affecting the 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		N	This is a flat, gr landscape featu	assed site wit		L egetation or	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Y	business purpo west and existing	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 exist	ting woodland	the site	is relatively well	SV	0			0	
PLANNING OVERVIEW						rt of an wider area use versely impact on the			nd business purposes and due to existing .	woodland is visua	lly well	
SEA OVERVIEW	There a	are no	SEA issues							SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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	Ν										
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	brow and o requi woul The has b	rnfield emiss ired ir d nee Aviati	I, vacant site. There are concerns regarding possible a sions, but the relevant assessments would need to be on respect of flood risk and there may be some contamined to be carried out to ensure that there was no detrime on Museum has purchased some of the site for expanse parated from the main site. It is proposed to exclude	dverse i arried o nation is ntal imp sion of t these s	impacts out and ssues s oact on the mus souther	er business uses in the locality and would bring back into sof business uses adjacent to residential properties, such any mitigation measures implemented. Further investing hould the existing garage be redeveloped. Care in designate the setting of the listed former control tower. Seeum and as a result a small portion of the southern end areas from the allocation going forward and show the proposed to remain as an allocation for business and in	ch as n gation v gn and d of the m as ar	oise vill be layout site n area
OVERALL SEA COMMENT	traffic facili	c mov	rements resulting in increasing carbon emissions. How	ever, th	is is a i	and proposed uses within the industrial estate and from s brownfield site within walking distance of existing ser- lable construction techniques. Retention of the listed fo	vices an	d

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

Торіс	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

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	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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				BIODIVERSITY,	FAUNA	AND F	LORA	4						
Do any of the following biodiversity interests		SA	.Cs N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	NR N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMSA	AR N	Geodiversity Sites	N		C	ther pr	otected species	N	M	larine Consultation	Zones	N
			Ancient/semi-natural woodland N											
		Comme	omments: 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			screening	umber of mature trees and		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained and boundary screening strengthened.			0			
PLANNING OVERVIEW	The e	xisting boo	undary trees	should be retained and strer	ngthened to	provide	additio	nal scre	eening to the site.					
SEA OVERVIEW	There	e are no SEA issues. SEA Score: 0												

					POP	<b>ULATION AND H</b>	UMAN	<b>HEALTI</b>	-					
Man de la companya de	1							0) (						1
Will the development of the site affect the		N	The site	is not pu	blicly acc	essible		SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space			nce (km)											
Are there any of the following within or	MA	Righ	t of Way		Comme	ent: The site lies in clo	se proxir	nity to footp	aths a	and adjac	ent to a cyclepath			
adjacent to the site and will development	or	C	ore path	N										
impact on them	CF	Cy	cle path	N										
What is the distance (km) to the following		Comm	unity/vill	age hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience	0-1	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)														
What is the education catchment area			Р	imary						Seconda	ary			
(primary and secondary) for the site and	S	chool na	ne: n/	a						n/a				
what is the remaining capacity within the		Capac	ity:											
catchment. (October 2015). Distance from		Distar	ce:											
site (km)														
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW	The si	te lies wi	hin a rea	asonable	distance	to services and is clos	se to foot	paths and o	cyclew	ays to pr	ovide options for active travel. Ne	w businesse	s would also	orovide
					ities in the									
SEA OVERVIEW	The si	te is well	located	to local s	ervices, p	rovides options for ac	tive trave	l and deve	lopme	nt would	also improve access to	SEA SCOR	F: +	
	emplo	yment op	portuniti	es resulti	ing in pos	itive SEA impacts								

Site assessment question	I SE	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 urban (The James Hutton Institute)	0	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	С	X	The site has been extensively investigated and remediated and is now suitable for commercial/industrial use					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0 0							
PLANNING OVERVIEW	This s	ite has	previously been contamination but remediation has already ta	ıken pla	ce and t	he site is now suitable for redevelopment.					
SEA OVERVIEW	There	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.	С	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	С	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	С	?	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	С	0		0					
PLANNING OVERVIEW		here 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 tent 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  Xelated SEA  Yes SITE A SEA  Comment	Pre mitigation score score at the score score score at the score at th	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 measures put in place.	and, if necessary, mitigation
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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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.	0	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	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												

					MATERIAL ASSETS	•							
Is the site		_	vnfield enfield	Υ	Comment: The site has been in used	previously for industrial purposes							
Is the site vacant or derelict		Y		it containe	ed within the Vacant and Derelict N  Land Survey	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			ing structures for reuse on the site prownfield 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				0	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						Pre mitigation score		Mitigatio	Mitigation if appropriate				Consultation required
(paragraph 4.9)			1					1	1	1						
Are there any of the following servicing constraints that impact on the development of the site		Cor	Pylons N mment: There are r	o servi	Bord Gais Eirann icing constraints in re			e.		Shell oil pipe	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Ai	rport N	Co	al Authority	N		HSE	Υ
PLANNING OVERVIEW		levelopment 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 sidered to prevent development going forward.										ot				
SEA OVERVIEW	The de	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		Υ	Possibly due to the open nature of the site	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.				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												
SEA OVERVIEW	The pos	oositive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible tive SEA issues created as a result of a large number of traffic movements										

			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		W		N 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 SEA OVERVIEW			o historic environment concerns. o SEA issues			SEA SCORE: 0		

					ı	LANDSCAPE					
Is the site within or adjoining any of the following		۱۸/	NSAs N ild Land N	RSAs TPOs	_	Comment: There are	e no des	ignation	ns 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		N N	ild Land   N This is a flat sit boundary trees	e with some		n and mature	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		Υ		ses and is vi		sed for industrial and ell contained on the	SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N	The site is not of	learly visible	due to e	existing screening	SV	0		0	
PLANNING OVERVIEW		e is well contained by the railway embankment and existing commercial uses to the west. And residential properties to the south. It is, however, visually expose abouring residential properties and additional screening will be required along with development being set back from the boundary to mitigate against these									
SEA OVERVIEW	Addition	nal scr	een planting to th	e boundarie:	s will ens	ure that there are no S	SEA issue	es.	SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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	Υ	Yes, once the above controls are lifted.
OVERALL PLANNING COMMENT		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,
	relev	ant site. There are concerns regarding possible adverse impacts of business uses adjacent to residential properties, such as noise and emissions, but the vant 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	
		ma	arketed and interest in these areas is being shown. Further invi-	estigatio	n will be	e required in respect of flood risk issues. It is proposed to reta	in this all	ocation	i

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 is 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.

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

Торіс	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

Legenus		
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)		

Related SEA Yes/No	ource ource	Score mitigation of mitigation if appropriate Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	ND F	LOR/	١						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		С	ther pr	otected species	N	N	Marine Consultation	Zones	N
				Ancient	t/semi-natural woodland	Y				_			_	•	
		Comm	nents: 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			a of ancient woodland to the boundaries	he north of t	he S	SV	X	The woodland strengthened in			etained and	0	
PLANNING OVERVIEW	There	is an are	ea of a	ancient woo	dland to the north of the	site which sh	ould be	avoide	ed.						
SEA OVERVIEW	Provid	ded the a	ancient	t woodland	is not included in any de	velopment pr	roposals	s then t	here w	ould be no SEA is	ssues		SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	tance (k	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	,	ght of W Core pa Cycle pa		Comme	ent: The site is easily a	accessibl	e and is loc	ated c	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	e) 1-5	Bus stop	1-5
What is the education catchment area (primary and secondary) for the site and	S	ichool r	name:	Primary n/a						Seconda n/a	ary			
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			acity: ance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	New b	usines	ses wou	ıld also prov	ide additi	onal employment opp	ortunities	in the area	ì.		djacent to the site providing easy	access to a	ctive travel pro	visions.
SEA OVERVIEW						rovides options for active SEA impacts	tive trave	l and devel	opme	nt would a	also improve access to	SEA SCOR	RE: +	

Site assessment 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 urban (The James Hutton Institute)	0	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.	С	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	0	?		?	
PLANNING OVERVIEW		-	ibly some contamination within the site that may need to be re					
SEA OVERVIEW	Provid	led that	any contamination found on the site is remediated then there	are no	SEA iss	sues 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.	С	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		С	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.	С	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	РНН	Y	Please note there is a 6" water main through the site	С	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	

Post mitig score Consultar required are required as a source of the second of the seco
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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 in									
	extent of the flood risk, demonstrate developable part (s) of the site and identify a									
	ere 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	С	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)		Υ	Development of the site is likely to be for business and industry purposes which may potentially add to emissions in the area.		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			s part of a wider area used for industrial and business purpose sals and limit any emissions, including noise, that would adve				uld be u	ised to				
SEA OVERVIEW	There a	are sor	ne minor SEA issues in relation to impacts from existing and	any poss	ibly nev	v uses within this industrial area.  SEA Score: X	•					

	MATERIAL ASSETS  Proventiald V Comment: The site forms part of a former sirfield												
Is the site			vnfield enfield	Y	Comment: The site forms part of a fo	rmer airfie	eld						
Is the site vacant or derelict		Y	Is	it containe	d within the Vacant and Derelict Land Survey	0	+	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 a although	re no exist n this is a t	ing structures for reuse on the site prownfield 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				0	0		0				

Site assessment question	Related SEA Topic	Yes/No		Information source	Pre mitigation score		Mitigatio	on if appropri	iate		Post mitigation score	Consultation required	
management site and could, therefore, compromise the waste handling operation  Do sites for potential waste management		n/a											
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		Con	Pylons N nment: There are no serv	Bord Gais Eirann pipeline N vicing constraints in relation to this	site.		Shell oil pipeli	ine N			Transco p	pipeline	N
Will development of the site require consultation with any of the following bodies	The sta		Air Traffic/NATS N	MoD N		arlisle Air	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW				d would bring a vacant, brownfield te would have a positive SEA impa		into use				SEAS	CORE: +		

	ROADS/ACCESS  Are the recoverable decreased and a continue to fit to a continue to a c										
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 conset (o.g. N. W. etc.)  This is a relatively flat site.											
What is the site aspect (e.g. N, W, etc.)	T	his 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 form 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.						
PLANNING OVERVIEW	developed	uildings should be built in such a way as to integrate solar gair could generate a large number of traffic movements which is	ınknown a	it the cu	rrent time	site tha	at once				
SEA OVERVIEW	The positive negative S	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible sea screated as a result of a large number of traffic movements									

Site assessment 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 HERITAG	ЭE					
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν	Comment: There are no overriding iss	sues howeve	r archaeological miti	gation r	nay be
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	N	required.				
	L	Wo	rld Heritage Site	N	Inventory & Non-Inventory	N					
		Arc	chaeological site	Υ	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				3	SV 0			0	
PLANNING OVERVIEW	This sit	e inclu	des the runway to	the f	former airfield and there may be son	ne ar	chaeological mitigation required prior to re	edevelopmen	t		
SEA OVERVIEW	Provide	ed any	mitigation required	d is c	arried out there should be no further	SEA	A 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.										
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 norther 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 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 w not be visually intrusive.	II O		
PLANNING OVERVIEW						rt of an wider area use versely impact on the			nd business purposes and due to existing woodland is vi	sually well		
SEA OVERVIEW	There a	are no	SEA issues		•			•	SEA Score:	0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	The site is owned by Scottish Enterprise and is being marketed.
Are there any known restrictive covenants or ransom strips	N	

Site assessment die mitigation score Consultation required required required for the mitigation required service of the mitigation required for the mitigation required for the mitigation score for the mitigation required for the mitigation score for the mitigation for the mitiga
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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 is 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.

Site Ref: DFS.B&I 5	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.					
Site name: land south of Dumfries Enterprise Park	LDP allocation	where applicable and ap Two parcels of land have office/industrial building (1	•				
Settlement: Dumfries	Current use:		ŕ				
OS Grid Reference (Easting, Northing):	- Vacant	Existing LDP allocations/ designations:					
299848, 578494		Yes					
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:				
8.34	Business and industry		Oct/Nov 2016				

Торіс	Biodiversity, Fauna and Flora	Population and Human Health			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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		S	SACs N LNR N SPAS N								SSSIs	N			
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			N	atterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N	N Other protected species N Marine Consultation Zone					Zones	N		
				Ancient	/semi-natural woodland	Υ									
		Comm	omments: 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							Some proportio line with policy I	NE7.			0		
PLANNING OVERVIEW	There	is an ar	ea of a	ancient wood	dland in the southern par	t of the site v	which should	be av	voide	ed however it will	reduce th	e developable	area		
SEA OVERVIEW	Provid	ded the a	ancient	nt woodland	is not included in any dev	elopment p	roposals ten	there	wou	ıld be no SEA iss	ues		SEA SCORE: 0		

				POP	ULATION AND H	IUMAN	HEALTH	1									
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	N					SV	0				0					
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance Right of Core Cycle	Nay N path Y	Comme	ent: The site is easily a	accessibl	e and is loc	ated a	adjacent t	o footpaths and 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	0-1	Hospita	alities	0-1	Local shops (convenience	1-5	Bus stop	0-1				
What is the education catchment area			Primary						Seconda	ary							
(primary and secondary) for the site and	S	School name:	n/a						n/a								
what is the remaining capacity within the		Capacity:															
catchment. (October 2015). Distance from site (km)		Distance:															
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N					GIS	0				0					
PLANNING OVERVIEW					o local services and the onal employment opp				leways a	djacent to the site providing easy a	ccess to a	ctive travel pro	visions.				
SEA OVERVIEW					provides options for actitive SEA impacts	tive trave	and devel	lopme	nt would	also improve access to	SEA SCOR	E: <b>+</b>					

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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 urban (The James Hutton Institute)	0	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	С	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	0	?		?	
PLANNING OVERVIEW		•	ibly some contamination within the site that may need to be re-			·		
SEA OVERVIEW	Provid	ded that	any contamination found on the site is remediated then there	are no	SEA iss	ues 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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	С	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
						meets their 5 Growth criteria.		
PLANNING OVERVIEW	extent	of the	ossibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and ic ted capacity for both waste water and water supply and further	lentify ar	ny meas	ures to be taken to ensure that flood risk issues are satisfactor	rily resol	ved.

Provided all the necessary mitigation measures are implemented there should be SEA issues

if necessary, mitigation measures put in place.

**SEA OVERVIEW** 

			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	С	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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.	0	X	Policy OP1a would be used to assess any adverse like impacts of a development and should any issues be identified then measures to resolve them should be implemented		
PLANNING OVERVIEW			s part of a wider area used for industrial and business purpos sals and limit any emissions, including noise, that would adve				would be	used to
SEA OVERVIEW	There a	are sor	me minor SEA issues in relation to impacts from existing and	any poss	ibly new	uses within this industrial area. SEA Score:		

					MATERIAL ASSETS				
Is the site			nfield enfield	Υ	Comment: This site forms part of a form	ner airfie	ld		
Is the site vacant or derelict		Y	Isi	t containe	d within the Vacant and Derelict N Land Survey	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			ing structures for reuse on the site prownfield 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				0	0	0	

SEA SCORE: 0

Site assessment question	Related SEA Topic	Yes/No			Co	omment		Information source	Pre mitigation score		Mitigatio	n if appropr	iate		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		Com	Pylons nment: There		servici	Bord Gais Eiran ing constraints in		te.		Shell oil pipe	line   N			Transco j	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	NATS	N	MoD	N	Ca	rlisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		•				would bring a vac would have a pos			into use				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 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 eveloped 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								

#### **CULTURAL HERITAGE**

Site assessment question	Related SEA Topic	Yes/No	Comment		Information source	Pre mitigation score	Mitigation if appropria	te	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L	W	Listed Building N Scheduled Mo Conservation Area N Inventory of Historic I orld Heritage Site N Inventory & Non- rchaeological site N Garden or Designed La	Battlefield Inventory		Commer There are	nt: e no designations in relation to this site.			
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 SEA OVERVIEW			b historic environment issues in relation to this site of SEA issues	e				SEA SCORE: 0		

						L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N		s N s N		Comment: There are	e no des	ignatior	ns 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		N		ere is extensive			the former airfield ng to the southern	SV	X	Some of the tree coverage to the western boundary should be retained and integrat development.		0	
Will development of the site be well integrated visually with the existing settlement		Y	business pu		edge of	f the	ed for industrial and town which is well evelopment	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0			0	
PLANNING OVERVIEW							t of a wider area used act on the wider lands		strial ar	nd business purposes and due to existing wo	oodland is visuall	y well s	creened.
SEA OVERVIEW	There a	re no	SEA issues		•						SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	vac	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, ant site. There are concerns regarding possible adverse impacts of business uses, such as noise and emissions, but the relevant assessments would 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

Post mitigation score Consultation 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
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 is 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

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

Торіс	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

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	<b>Consultation</b> required
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				BIODIVERSITY,	FAUNA A	ND FLOR	A						
Do any of the following biodiversity interests		SA	Cs N	LNR	N			SPAs	N		Ş	SSSIs	N
affect or have connectivity to the site? (this		N	NR N	Local wildlife sites	N			Natterjack toads	N		Great Crested N	Newts	N
includes any potential SACs and SPAs)		RAMSA	AR N	Geodiversity Sites	N	(	Other p	rotected species	N	Marin	e Consultation 2	Zones	N
			Ancient	/semi-natural woodland	N								
		Comme	nts: There are n	o designations affecting th	nis site.								
Are there any known invasive species		N				GIS	0					0	
within the site						С							
Will habitat connectivity or wildlife corridors				fragmentation due to the	loss of a	SV	X			sures to enhance b		+	
be affected by the development of the site –		Q	greenfield site							such as the use of	f locally native		
will it result in habitat fragmentation or								tree species in la	andscape	e schemes			
greater connectivity													
PLANNING OVERVIEW	There	are no kn	own biodiversity	issues affecting the site									
SEA OVERVIEW	There	are no kn	own SEA issues	3.						S	EA SCORE: 0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	ance (km	n) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of Wa Core pat Cycle pat	h N	Comme	ent: Existing footpaths	and cyc	eways are	locate	ed a little o	distance from the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/vi	llage hall	1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience	9) 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)	S	chool na Capa Dista	ame: n	Primary n/a						Seconda n/a	ary			
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	The sit	te is we			<u>,                                      </u>				•		litional employment opportunities ent opportunities resulting in	in the area.		

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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	0	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 p there is a garage to the northern bound		С	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			0	0		0	
PLANNING OVERVIEW	There	is poss	sibly some contamination within the site th	at may need to be r	emediate	ed befor	e development takes place		
SEA OVERVIEW	Provid	ded that	any contamination found on the site is re	mediated then there	e are no S	SEA iss	ues 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.	С	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.	С	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	С	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	С	?	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
	1	1					1	
						they can instigate a Growth project when the Developer meets their 5 Growth criteria.		
PLANNING OVERVIEW	extent	of the	essibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id ting capacity for wastewater but further investigation will be re-	lentify an	ny meas	ures to be taken to ensure that flood risk issues are satisfactor	rily reso	lved.
SEA OVERVIEW			the necessary mitigation measures are implemented and that SEA issues	sufficier	nt water	supply capacity can be found then there 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	С	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	0	0	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts particularly on nearby residential properties				
PLANNING OVERVIEW	Policy (	OP1a	would be used to assess proposals and limit any emissions, in	ncluding	noise, tha	at would adversely affect neighbouring residential proper	ties.			
SEA OVERVIEW	The typ	e of u	ses envisaged for this site are not expected to raise adverse	SEA imp	acts	SEA Score: 0				

MATERIAL ASSETS											
Is the site		Brow	vnfield		Comment: Predominantly in agricultu	ral use alt	hough th	here is an existing garage/car sales showroom to the north			
		Gree	enfield	Υ							
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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 fro greenfie		age/showroom it is predominantly a	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				0	0		0		

Site assessment question	Related SEA Topic	Yes/No		Comment		Information	source	Pre mitigation score		Mitigatio	on if appropri	iate		Post mitigation score	Consultation required
compression the wester handling energtion	1							ı	1					T	
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			Pylons N	Bord Gai	s Eirann pipeline	N		;	Shell oil pipeli	ine N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment: There are no							,					
Will development of the site require consultation with any of the following bodies				N	MoD N		Car	lisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	pmen	t of this site would re	esult in the loss of	f a greenfield land										
SEA OVERVIEW	The lo	ss 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 Mosspark. 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 of from the A780.									

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)	e aspect (e.g. N, W, etc.)  This is a generally flat site  SV 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	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										

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required
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1		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		Listed Building N	Scheduled Monuments	N	Comment: T	There are no designations in relation to the	he site			
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 a	e are no historic environment issues in relation to the site								
SEA OVERVIEW	There a	are no SEA issues.	e no SEA issues.  SEA Score: 0							

	LANDSCAPE										
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no de	esignatio	ons in relation to the 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		N	There are no la	indscape feati	ures with	in the site	SV	0		0	
Will development of the site be well integrated visually with the existing settlement		?	development in nature howe	n this part of the ver the site is soundaries alt	ne town reasonal	ges of the town and is a little spread out oly well contained sibly prominent in	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	Providi	viding 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		velopment proposal should include boundary landscaping and screening to mitigate against the visual impact of oment in this relatively flat landscape.									

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement	Υ	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
		ı						_
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 strips	ransom	N						
Can the site be delivered within the LDP time	frame	Y	There are no known physical constraints in bringing this si	te forwa	rd depe	nding on market demand		
OVERALL PLANNING COM	IMENT	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						9
OVERALL SEA CON	IMENT							

Site Ref: DFS.B&I 7	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.						
Site name: Clumpton Hill	LDP allocation	where applicable and approval date):						
		n/a						
Settlement: Dumfries	Current use:							
Settlement. Dummes								
OS Grid Reference (Easting, Northing):	Vacant	Existing LDP allocations/ design	nations:					
299596, 5 <i>77</i> 244		Yes						
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:					
3.92	Business and commercial		Oct/Nov 2016					

Торіс	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

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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA A	ND FLOR	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	Ν		;	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			Ν	Natterjack toads	Ν		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Othe	er pro	otected species	Ν	Ma	arine Consultation	Zones	N
				Ancient/semi-natural woodland N											
		Comm	ents: 1	There are n	o designations affecting t	his 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  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 k	known	biodiversity	issue affecting the site.			<u>-</u>						<u> </u>	
SEA OVERVIEW	There	are no k	e no known SEA issues.  SEA Score: 0												

				POP	ULATION AND H	IUMAN	HEALTI	Н					
							1					T =	
Will the development of the site affect the		N					SV	0				0	
quality and quantity of open space and													
connectivity and accessibility to open space	MA												
or result in a loss of open space.													
Distance to nearest area of open space		Distance	(km) 0-1										
Are there any of the following within or	MA	Right o	Way N	Comme	ent: The site is easily a	accessibl	e and is loc	cated c	close to fo	ootpaths and cycleways			
adjacent to the site and will development	or	Core	path N										
impact on them	CF	Cycle	path N										
What is the distance (km) to the following		Commun	ty/village hal	l 1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience	) 0-1	Bus stop	0-1
services where they exist in the settlement	CF		, ,		'					, ,	´	·	
(Autumn 2015)													
What is the education catchment area			Primary	•	•	•			Seconda	ary	•		
(primary and secondary) for the site and	S	chool name							n/a	•			
what is the remaining capacity within the		Capacity	:										
catchment. (October 2015). Distance from		Distance											
site (km)													
Is the site within or immediately adjacent to	MA		•										
the core areas of the biosphere	and	N					GIS	0				0	
·	В												
PLANNING OVERVIEW	The si	ite is well loo	ated reason	ably close t	o local services and the	nere are	ootpaths a	nd cyc	leways c	lose to the site providing easy acc	ess to active	e travel provisi	ons.
	New b	ousinesses v	ould also pr	ovide addit	ional employment opp	ortunities	in the area	a.	•				
SEA OVERVIEW	The si	ite is well loo	ated to local	services, p	provides options for ac	tive trave	and deve	lopme	nt would	also improve access to	SEA SCORE	4	
02/(012/(12/)	emplo	yment oppo	rtunities resu	Iting in pos	itive SEA impacts						OLA 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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			SOIL	S						
Will development of the site result in the		Υ	Soil classification	3.2 and	0	X	Development in the northern part of the	site should be	0	
loss of the best quality agricultural land			(The James Hutton Institute)	5.3			avoided			
Would the development of the site result in		Ν			SV	0			0	
soil or coastal erosion (adjacent to the coast										
or includes steep slopes)										
Are there any contaminated soils issues on		N	No known previous use.		С	0			0	
the site										
Is the site on peatland and could the		Υ	Part of the site to the south east corner contains	s peat	0	Х	Development in the south eastern corner	r of the site	0	
development of the site lead to a loss of	CF		soils	•			should be avoided			
peat										
PLANNING OVERVIEW	There	are are	eas of peat to the south eastern corner and prime	agricultural	land to th	ne north	ern boundary which should be avoided. Co	onsideration would	need to	be be
given as to whether the remaining area is viable in terms of development potential.										
SEA OVERVIEW			the areas of peat and prime agricultural were avoi			o SEA i	ssues.	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.	С	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.	С	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	С	?		?	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	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	

Information Source Source Pre mitigation Score	Post mitigation score Consultation required	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 extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk in the sufficient capacity for a water supply but further investigation will be required to consider the impact on the overall network measures put in place. The site is outwith the waste water zone	ssues are satisfactorily resolved.
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	С	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  O Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts of policy OP1a to ensure there were no adverse impacts of the Use Classes (Scotland) Order										
PLANNING OVERVIEW	Policy (	OP1a v	would be used to assess proposals and limit any emissions									
SEA OVERVIEW	The typ	e type of uses envisaged for this site are not expected to raise adverse SEA impacts  SEA Score: 0										

	MATERIAL ASSETS											
Is the site		_	vnfield Y	Comment: This is a greenfield site in a	gricultur	al use						
Is the site vacant or derelict		N		ned within the Vacant and Derelict N Land Survey	0	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 greenfid	eld 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			0	0		0				
Do sites for potential waste management facilities comply with the locational criteria		n/a										

Site assessment question	Related SEA Topic	Yes/No	Dument Comment Comment				Information source	Pre mitigation score	Mitigation if appropriate				Post mitigation score	Consultation required		
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		Con	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re			Э.		Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Cai	rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		Development of this site would result in the loss of a greenfield land														
SEA OVERVIEW	The lo	oss 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			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	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									

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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	CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Ν	Co	mment:	There are no designations in relation to t	he site				
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	N								
	_	World Heritage Site N	Inventory & Non-Inventory	Ν								
		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	٦	V		S	V	0			0			
PLANNING OVERVIEW	There a	are no historic environment iss	sues in relation to the site									
SEA OVERVIEW	There a	re no SEA issues.										

			LANDSCA	APE					
Is the site within or adjoining any of the following	_	Wi	NSAs         N         RSAs         N         Comment           Id Land         N         TPOs         N	t: There are	e no des	ignation	as 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	Clumpton Hill to the west forms an important land feature in the area	the area respect this feature and should be limited to the lower slopes					
Will development of the site be well integrated visually with the existing settlement		N	A75. Despite the commercial premises to the so	is a visually prominent site located adjacent to the  Despite the commercial premises to the south this visually isolated location, physically separated from pull up part of the town by Clumpton Hill			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		Υ	The site is very visible when travelling along the	he site is very visible when travelling along the A75 SV X Structural planting may assist in reducing its visual impact				0	
PLANNING OVERVIEW									
SEA OVERVIEW		velopment proposal should include boundary landscaping and screening to mitigate against the visual impact of branch in this visually prominent location.  SEA SCORE: 0							

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

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 be delivered within the LDP time	frame	?	There are a number of issues which may impact on the vis	ability of	this site	discussed below.		

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

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

Торіс	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

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)		

Topic Telated SEA Yes/No	Information source	ource re mir core	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	AND FLO	OR A	4						
Do any of the following biodiversity interests		SA	Cs	N	LNR	N				SPAs	N		SSS	ls	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested Nev	ts	N
includes any potential SACs and SPAs)		RAMSA	AR	N	Geodiversity Sites	N		О	ther pr	otected species	N	M	arine Consultation Zon	es	N
			-	Ancient	/semi-natural woodland	N									
		Comme	nts: There	e are n	o designations affecting the	nis site.									
Are there any known invasive species within the site		N					GIS C	S	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 I	No loss of habitat connectivity or wildlife corridor  SV  0							0					
PLANNING OVERVIEW	There	here are no known biodiversity issues relating to this site.													
SEA OVERVIEW	There	are no kn	nown SEA	issues	3								SEA SCORE: 0		

				POP	ULATION AND H	IUMAN	HEALTI	Н					
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	N					SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		` '	Comme	ent: The site is located	d close to	both footpa	aths ar	nd cyclew	vays			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Communi	y/village hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	School name:	n/a						n/a				
what is the remaining capacity within the		Capacity:											
catchment. (October 2015). Distance from site (km)		Distance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N					GIS	0				0	
PLANNING OVERVIEW					to local services and to opportunities adjacen					providing easy access to active tra- ficial to the town.	el provision	ns. The provis	sion of
SEA OVERVIEW					provides options for ac rtunities resulting in po			•	nt would	also improve access to	SEA Scor	E: +	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Sonsultation equired
	To		Infe	Pre		Po	လို့ နို

			SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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.	С	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	0	?		?					
PLANNING OVERVIEW		•	sibly some contamination within the site that may need to be re			•						
SEA OVERVIEW	Provid	ded that	d 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.	С	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.	С	?	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		С	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		С	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	

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 extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk is Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact necessary, mitigation measures put in place.	ssues are satisfactorily resolved.
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	С	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 asses policy OP1a, particularly in relation to any noise levels in order to ensure that there is amenity to neighbouring residential proper	y potential is no loss of	0					
PLANNING OVERVIEW													
SEA OVERVIEW	The typ	pe of uses envisaged for this site are not expected to raise adverse SEA impacts  SEA Score: 0											

					MATERIAL ASSETS					
Is the site		_	vnfield enfield	Y	Comment: This site is currently a car	park but v	was the	location for the former gasworks		
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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	structure club the	es on site i se are in s	Id site. Although there are existing in terms of the day centre and sports separate ownership and may not form elopment 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				0	0		0	
Do sites for potential waste management		n/a								

Site assessment question	Related SEA Topic	Yes/No			c	Comment			Information source	Pre mitigation score		Mitigatio	on if appropr	iate		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		Con	,	N are no	servi	Bord Gais Eiranr cing constraints in i			e.		Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	ATS	N	MoD	N		Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Devel	evelopment would be a re-development of a brownfield site															
SEA OVERVIEW	Devel	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 red	levelopment 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 gair to create sustainable buildings in line with polici and OP2	in and look cies OP1f	+			
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	develop	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 eveloped could generate a large number of traffic movements which is unknown at the current time									
SEA OVERVIEW	The pos	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									

				CULTURAL HERITAG	3E	
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments	Ν	Comment: The site lies on the edge of a conservation area and close to a number of
of the following including their setting	L	Conservation Area	Υ	Inventory of Historic Battlefield	N	listed buildings. The remains of the former gasworks are an industrial heritage feature
		World Heritage Site	N	Inventory & Non-Inventory	N	whilst the site lies on the line of the former town defensive ditch and as a result

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
		P	Archaeological site   Y   Garden or Designed Landscape	а	rchaeo	logical 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	+	

Any investigation and recording of features found will provide some interpretation and historical context to the site in the future

There are some historic features within the site that will need to be investigated and perhaps recorded

PLANNING OVERVIEW

**SEA OVERVIEW** 

	LANDSCAPE												
Is the site within or adjoining any of the following		W	NSAs N 'ild Land N	RSAs TPOs		Comment: There	are no des	ignation	s 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	Development o cultural assets		impact	on the setting of	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 integrated within			centre and is well he town	SV	+		+			
Are there any locally attractive views that will be impacted by development of the site		N	Due to the built unlikely to resu	ılt in adverse i	mpacts of	on views	SV	0		0			
PLANNING OVERVIEW	The sit	e is we	ell integrated with	existing deve	lopment	on the edge of the t	own centre	and is	a logical extension to the existing uses within the town centr	e.			
SEA OVERVIEW	There a	are no	SEA issues						SEA SCORE: 0				

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	
OVERALL PLANNING COMMENT		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 own centre and benefitting from good access links and as a result it is proposed to retain this allocation in LDP2.
OVERALL SEA COMMENT	walk	or negative SEA issues, due to the increased traffic movements resulting in increasing carbon emissions. However, this is a is brownfield site within ing distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques. aeological investigation and recording could result in benefits to interpreting the site.

SEA SCORE: +

Site Ref: DFS	S.H201 DGRI, Bankend	Road	Source o	of site suggesti	on:		Site history/pre where applicab			ef. Nos.	
Settlement:	Dumfries		Current	use:							
OS Grid Refe	rence (Easting,	Northing):					Existing LDP allocations/ designations:				
Site Size (ha)	:		Propose	d use:			HMA: Dumfrie	Date complete Oct/Nov 2016	d:		
Торіс	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape		

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

**S**CORE

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)		

|--|

			BIODIVERSITY,	FAUNA	AND FLOF	RA					
Do any of the following biodiversity interests	SAC	Cs	LNR				SPAs		S	SSIs	
affect or have connectivity to the site? (this	NN	IR	Local wildlife sites			N	latterjack toads		Great Crested No	ewts	
includes any potential SACs and SPAs)	RAMSA	AR .	Geodiversity Sites			Other pro	tected species	M	arine Consultation Zo	ones	
		Ancie	nt/semi-natural woodland								
	Commen	nts:									
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	MA														
or result in a loss of open space.															
Distance to nearest area of open space			ance (km	,											
Are there any of the following within or	MA		ht of Wa	,	Commen	t:									
adjacent to the site and will development	or	(	Core pat	h											
impact on them	CF		Cycle pat												
What is the distance (km) to the following		Comr	munity/vi	llage hall	Sports facilities			Hospitalities			Local shops (convenience)		us stop		
services where they exist in the settlement	CF														
(Autumn 2015)															
What is the education catchment area				Primary						Seconda	ry				
(primary and secondary) for the site and	S	chool na													
what is the remaining capacity within the		Capa	acity:												
catchment. (October 2015). Distance from		Dista	ince:												
site (km)													1		
Is the site within or immediately adjacent to	MA	l						010							
the core areas of the biosphere	and	N						GIS	0				0	1	
B	В								<u> </u>						
PLANNING OVERVIEW															
SEA OVERVIEW											S	EA 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	РНН												
Is there sufficient capacity for the development to connect to the mains water supply	PHH												
PLANNING OVERVIEW SEA OVERVIEW			SEA	SCORE:									

Site assessment question	Comment	Pre mitigation source score Score 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	С	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 of energy from the waste plant)													
PLANNING OVERVIEW						_							
SEA OVERVIEW							SEA SCORE:						

	MATERIAL ASSETS																
Is the site			ownfield Comment											-			
		Gree	enfield		<u></u>												ļ
Is the site vacant or derelict			ls it c	ontained	d withir	in the Vacant and Land	d Derelict d Survey										1
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		Com	Pylons nment			Bord Gais Eirann	n pipeline	;		Sh	ell oil pipelir	ne			Transco	pipeline	
Will development of the site require consultation with any of the following bodies			Air Traffic/NA	ATS		MoD			Carlisle	e Airport	t	Co	al Authority			HSE	

Site assessment question	Related SEA Topic	Yes/No	Comme	ent	Information source	Pre mitigation score	Mitigation if appropriate			Consultation required
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										<del> </del>
Is the site protected from prevailing winds										
PLANNING OVERVIEW										
SEA OVERVIEW								SEA SCORE:		
OL/( O VERVIEW										
	Ţ			CULTURAL HERITAG						
Will the development of the site affect any of the following including their setting	L	V	orld Heritage Site Ir	Scheduled Monuments tory of Historic Battlefield eventory & Non-Inventory or Designed Landscape		commen	t			
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 RSAs Vild Land TPOs	Comment						

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											

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

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	<b>FAUNA</b>	AND F	FLOR	4						
										004				2001	
Do any of the following biodiversity interests			ACs	N	LNR	N				SPAs	N			SSSIs	
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested		N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N			ther pr	otected species	N	M	larine Consultation 2	Zones	N
		Ancient/semi-natural woodland N													
		Comm	comments: There are no designations affecting this site.												
Are there any known invasive species		Ν						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Υ			fragmentation due to the	loss of a		SV	X	Where appropri				+	
be affected by the development of the site –			green	field site									se of locally native		
will it result in habitat fragmentation or										tree species in	landscape	schemes			
greater connectivity															
									<u> </u>						
PLANNING OVERVIEW	There	are no	known	biodiversity	issues affecting the site										
SEA OVERVIEW	There	are no	known	SEA issues	S.								SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 Dista	ance (kn	n)   1-5				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Ĭ	ht of Wa Core pat cycle pat	th Y	Comme	Comment: The site is easily accessible and is located adjacent to footpaths and cycleways								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/vi	illage hall	1-5	Sports facilities	1-5	Hospita	alities	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	S		ame: l acity: 6	Primary Laurieknow 6 1-5	e	Secondary Maxwelltown 337 1-5					own High / Dumfries Academy 396 1-5			
site (km) 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

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: +

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification 3.1 and 4.2 (The James Hutton Institute)	0	Х	The main part of site is prime agricultural land which would be difficult to avoid in development.	Х	
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	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.					
SEA OVERVIEW	The lo	oss of p	rime 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	С	Х	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.	С	X		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0	
Is there sufficient capacity for the	PHH	Υ		С	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required
development to connect to the mains water									
PLANNING OVERVIEW	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								
			resolved. There is sufficient capacity for both waste water an						
SEA OVERVIEW	Provid	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	С	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 form 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 ide	entified	I noise mitigation measures should be implemented					
SEA OVERVIEW	Provide	ed all t	he necessary mitigation measures are implemented there sho	ould be n	o SEA i	SSUES SEA SCORE: 0		

	MATERIAL ASSETS													
Is the site		Brov	vnfield		Comment: The site is currently	used as	s a padd	ock						
		Gree	enfield	Υ										
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict Land Survey		0	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 greenfi	eld		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					0	0		0				

Site assessment question	Related SEA Topic	Yes/No			Information	Pre mitigation score		Mitigatio	n if appropri	iate		Post mitigation score	Consultation required	
	1		<del>_</del>											
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			Pylons N	Bord Gais Eirann pipeline	N		,	Shell oil pipel	ine N			Transco p	ipeline	N
constraints that impact on the development of the site		Con		cing 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		Car	lisle Airp	ort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opmen	t of this site would result i	n the loss of a greenfield land										
SEA OVERVIEW	The lo	loss of greenfield land would be a negative SEA impact SEAS									SCORE: X			

ROADS/ACCESS  This proposed sits lies to the parth west of Maywelltown Station Read, bound to the west by the A75 Trunk Read. There may be difficulty in forming.										
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.)		Sou	th westerly	SV	0		0				
Can the site make best use of solar gain		Y	Y Due to its linear form and generally south westerly aspect solar gain could be used to great effect		+	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.		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 ne	w buil	dings should be built in such a way as to integrate solar gain a	and sust	ainability	measures into their design and construction.					
SEA OVERVIEW	The po	The positive SEA impacts gained through solar gain and sustainable construction techniques  SEA Score:+									

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

Site assessment question	Related SEA Topic	oN/səY	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			orld Heritage Site N Inventory & Non-Inventory rchaeological 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			historic environment issues						
SEA OVERVIEW	There	ere are no SEA issues. SEA Sco							

						L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs	N	RSAs	N	Comment: There are	e no des	ignation	s affecting this site.		
following		Wild Land			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					1	SV	0		0	
Will development of the site be well integrated visually with the existing settlement		N	betwee a rural	Development would be consistent with area to north-east etween A75 and former railway line however the site has rural character and setting which would be detrimentally inpacted by development,						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		Υ		The site slopes toward, is visible from and is strongly nfluenced by the A75 and roundabout.					Х		X	
PLANNING OVERVIEW	This wo	ould be	a visual	ly promi	nent site and d	evelopr	ment in this location wil	I detrime	entally ir	npact on rural character and setting of on the approach to the	ne town.	
SEA OVERVIEW	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	Υ	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 mure 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 access issues that would need to be overcome and may require significant engineering which may again be visually detrimental and prominent. As a 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.

Site Ref: DFS.H203  Site name: ground at Brownrigg Loaning	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval None	
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing): 299704, 576304		Existing LDP allocations/ desig	nations:
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
1.70	Housing		Oct/Nov 2016

Торіс	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	act 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)	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	nformation	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		5	SACs	N	LNR	N				SPAs	N			SSSIs	Ν
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			١	Natterjack toads	Ν		Great Crested	Newts	Ν
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		C	ther pr	otected species	Ν	M	arine Consultation	Zones	Ν
				Ancien	t/semi-natural woodland	N									
		Comn	Comments: There are no designations in relation to the site												
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		ΙY			t fragmentation due to the	loss of a		SV X Where appropriate, measures to enhance biodiversity					+		
be affected by the development of the site –					May support unimproved	<b></b>	L.						e of locally native		
will it result in habitat fragmentation or greater connectivity					nd & trees. Further investi	gation may	be			tree species in	iandscape	scnemes			
greater connectivity			requi	i <del>c</del> u.											
PLANNING OVERVIEW	There	are no	known	biodiversity	y issues affecting the site				l						
SEA OVERVIEW	There	are no	known	SEA issue	S.								SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 Dist	ance (k	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ght of W Core pa	/ay N ath N	Comme	ent: The site is located	d some di	stance from	n foot	paths and	cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area				Primary						Seconda	,			
(primary and secondary) for the site and	S	chool n		Noblehill						Dumfries	s High			
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			acity: ance:	18 1-5						394 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				asonably closing the single that the same as a second contract the same areas are a second contract the same areas are a second contract to the same areas are a second contract to the same are a second contract to the same areas are a second cont		al services however i	t is locate	d some dis	tance	from foot	paths and cycleways. Residential d	evelopme	nt will help to s	upport

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: +

	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	0	х	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.		С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0				
PLANNING OVERVIEW			orime agricultural land to the east should be									
SEA OVERVIEW	SEA OVERVIEW Provided that the area of prime agricultural land is avoided there should be no SEA issues. SEA SC											

	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	х	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.	С	х	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.	С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0					

Site assessment question  Xelated SEA  Yes/No  Yes/No	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 ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure the 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	С	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											
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													
SEA OVERVIEW	Provide	ed that	mitigation measures are taken in relation to the noise issues	then the	re shoul	Id be no negative impacts. SEA Score: 0							

	MATERIAL ASSETS												
Is the site			vnfield enfield	Υ	Comment: The site is in agricultural u	se							
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	he site is greenfield			Х		Х				
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				0	0		0				

Site assessment question	Related SEA Topic	Yes/No	Light Comment 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)  Are there any of the following servicing		n/a	Pylons N		Bord Gais Eirann	nineline	e I N			Shell oil pipe	line N			Transco p	ineline	l N
constraints that impact on the development of the site		Con		no servi	cing constraints in re			e.		orien on pipe	110   14			типооо р	Ipolinic	
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Airp	ort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opmen	of this site would	result in	n the loss of a green	field lan	d									
SEA OVERVIEW	The lo	ss of g	reenfield land wou	ıld be a	negative SEA impa	ct							SEAS	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	s 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.			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.				Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+					
PLANNING OVERVIEW	Any ne	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 HERITAG	3E	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	N	Comment: There are no historic environment issues related to this site.
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	
	L	World Heritage Site	Ν	Inventory & Non-Inventory	N	
		Archaeological site	Ν	Garden or Designed Landscape		

Site assessment question	Related SEA Topic	Yes/No	Comment		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 SEA OVERVIEW			b historic environment issues in relation to this site.  D SEA issues.			SEA SCORE:		

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N fild Land N	RSAs TPOs	N N	Comment: There are	e no des	ignations	s 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		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 buil	t up part of the town.	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N	site.			to and out of the	SV	0			0	
PLANNING OVERVIEW	/ERVIEW This infill site is set back from the road and is therefore not prominent in the streetscene											
SEA OVERVIEW	There a	are no	SEA issues in re	lation to this si	te					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

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

Торіс	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

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)		

elai	ic ic Yes/N	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA A	AND F	FLORA	4							
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N			SSSIs	N	
affect or have connectivity to the site? (this		N	NNR N Local wildlife sites N Natterjack toads N Great Crested New											Newts	N	
includes any potential SACs and SPAs)		RAMS	MSAR N Geodiversity Sites N Other protected species N Marine Consultation Zor											Zones	N	
			Ancient/semi-natural woodland Y													
		Comme	omments: 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			green	nfield site. land/wetla	at fragmentation due to the May support unimproved and & trees. Further invest		be	SV	Х		emented, s	such as the u	nce biodiversity se of locally native	+		
PLANNING OVERVIEW	Devel	opment s	should	not detrim	nentally impact on the adja	cent ancier	nt wood	land or b	oiodiver	sity interests withi	in Cluden	Water				
SEA OVERVIEW		ded that development does not detrimentally impact on the adjacent ancient woodland or biodiversity interests within Cluden r then there should be no SEA impacts														

					POP	ULATION AND H	IUMAN	HEALTH	1						
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 Dista	ance (kr	m)   1-5				SV	0				0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core pa Cycle pa	ay Y ath Y	Comme	ent: There are paths n	orth of Cl	uden Wate	r and	a lies cycl	eway adjacent to the site				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/\	/illage hall	1-5	Sports facilities	1-5	Hospita	alities	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	S		ame: acity:	Primary Holywood 25	lolywood						Secondary Maxwelltown High 337				
catchment. (October 2015). Distance from site (km)		Dista	nce:	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						al services and there ort services and facilit			clewa	ays adjace	nt to the site providing easy access	to active	travel provisior	ns.	

Site assessment question  Yes/No  Yes/No	Definition it into mation source 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: +

SOILS													
Will development of the site result in the		Υ	Soil classification 2 and 3.2	0	Х	The site is entirely prime agricultural land	t	Х					
loss of the best quality agricultural land			(The James Hutton Institute)										
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		Ν	No known previous contaminative use.	С	0			0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0					
PLANNING OVERVIEW		•	of the site would result in the loss of prime agricultural land.										
SEA OVERVIEW													

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.	С	Х	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.	С	0		0							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0							
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0							
PLANNING OVERVIEW			ssibility of flood risk on this site. Any flood risk will need to be extent of the flood risk, demonstrate developable part (s) of the											

Site assessment question	Related SEA Topic Yes/No	Comment	nformatio	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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1		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	С	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 a	re no	known air quality issues in relation to the site												
SEA OVERVIEW															

MATERIAL ASSETS														
Is the site		_	vnfield enfield	Υ	Comment: T	he site currently for	ms par	t of the h	notel gro	ounds				
Is the site vacant or derelict		N	Is	it contain	ed within the V	acant and Derelict Land Survey	N	0	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 greenf	eld	·		SV	Х			Х		
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						0	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	s N	Bord G	ais Eirann pipeline	N		•	Shell oil pipeline N	Transco	pipeline	N	

Site assessment question	Related SEA Topic	Yes/No		(	Comment		nformation	source	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
constraints that impact on the development of the site		Co	mment: There are r	o servi	cing constraints in re	elation to tl	his site.								
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Airpo	ort N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		•			n the loss of a green										•
SEA OVERVIEW	The lo	ne loss of greenfield land would be a negative SEA impact  SEA Score: X											SCORE: X		•

	ROADS/ACCESS							
Are there any vehicular access constraints	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							
or opportunities, can a suitable road access								
be achieved, does the access affect a trunk								
road, is the road network capable of	be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development							
accommodating traffic generated	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			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, orientation of buildings for solar gain and look to sustainable buildings in line with policies OP1f	to create	0	
Is the site protected from prevailing winds		Y The site is well protected from the prevailing winds due to topography  * Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2			+				
PLANNING OVERVIEW	-		dings should be built in such a way as to integrate solar gain a				espite its north	erly as	pect.
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		Listed Building	N	Scheduled Monuments	Ν	Comment: The Woodlands Hotel is Category B Listed Building designed by renowned	
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	Ν	Dumfries architect Walter Newall; circa 1815. The gated entrance is also Cat B Listed	
		World Heritage Site	N	Inventory & Non-Inventory	Υ	and some lodge buildings are also important in context. Despite large extensions and	
	1	Archaeological site	Υ	Garden or Designed Landscape		additional buildings the historic core of the house remains of architectural interest.	
	_	9				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	

Site assessment question	Related SEA Topic	Yes/No		Comment	Information source	Pre mitigation score	Mitigation if appropriate	е	Post mitigation score	Consultation required
						eatures i han intru	s important, and any proposed developmentsive.	nt should be comple	ementary	rather
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 landscape	historic	0	
PLANNING OVERVIEW		evelopment 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-ventory designed landscape. Development should be contained to the area that has planning permission to the north of the site.								
SEA OVERVIEW					vided 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			NSAs N RSAs N Comment: There are	e no des	ignation	s affecting this site.		
following		Wi	ld 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		Υ	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.	0	
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		X	
Are there any locally attractive views that will be impacted by development of the site		Υ	Views towards the hotel would be detrimentally impacted by development to the front of this listed building	C and SV	Х	Development should be contained to the north of the site	0	
PLANNING OVERVIEW	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	Develop	ment	of the majority of the site would result in negative SEA impact	cts		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	Υ							
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
strips								
Can the site be delivered within the LDP timef  OVERALL PLANNING COMI		?	The part with extant planning permission could be constru-			plan period. ion to this site and the wider area. Firstly, it is proposed that th		
		be a sett form while the Sec while Work on t	allocated for residential development. It is considered that the lement and it is not recommended to include the land at Irong m). DFS.H204 is not required to meet housing land requirement are considered to provide a more appropriate pattern of desite in LDP2 or extend the Dumfries settlement boundary as condly, it is proposed that Newbridge should be designated as constitution of the LDP are classified. To be classified and be a hotel. However, it is considered that in this case, odlands and Newbridge, and then the Woodlands Hotel which sically separate and do not form a single cohesive or function is not form the function of a community facility within a settlementally, it is proposed that Newbridge should be designated as a thern part of the site, Newbridge has already been classified a odlands has also been classified as a separate Small Building	Lochsic gray Roants at the evelopm requeste as a village sified as there are no sits be all villagenent. As Small Eas a Smag Group.	de / Iron ad (DFS ais time a ent and ed.  ge. The a s a villag re three tween the a result Building all Build in relatic	Group. Following the granting of planning approval for three hing Group as it met the criteria set out in the Supplementary Good to the hotel. However, there are limited possibilities for furtless.	oundary assessm sion in L ed to ince he critering munity fa g Groups sually ar d therefo couses to duidance	to the ment
OVERALL SEA COMI	MENT	The	ere are minor negative SEA issues, including loss of prime ag	ricultura	I land ar	nd greenfield land, the coalescence of two small building ground support local services and benefits could be gain		

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

Торіс	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	x	xx

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND FLOI	RA						
Do any of the following biodiversity interests		SA	Cs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			N	latterjack toads	N	Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	AR N Geodiversity Sites N Other protected species N Marine Consultation Zone									Zones	N	
					emi-natural woodland	N								
		Comme	ents: The si	te is adj	jacent to the local wildlit	e site at Cath	nerinefield N	∕loss a	and S	School Wood to the	south ea	ast		
Are there any known invasive species within the site		N					С	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 a eastern bo		nature trees within the s	site and to the	e SV	Х		Any proposal shou and mature trees s		ssessed against policy NE7 e retained	0	
PLANNING OVERVIEW	The m		es within th	e site s	hould be retained and in	ncorporated i	nto any dev	elopm	ent	proposal and there	should b	e no detrimental impact to the	adjacent	local
SEA OVERVIEW	Provid	led that th	ne mature t	rees are	e retained and there are	no impacts	to the local	wildlife	e site	es then there should	be no S	SEA issues. SEA Score: 0		

					POP	ULATION AND H	IUMAN	HEALTH	Н					
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	N		ite is not pu	ublicly acc	essible		SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (ki ht of W Core pa Cycle pa	aý N ath N	Comme	mment: 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	Com	mmunity/village hall 0			Sports facilities	1-5	Hospita	alities	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	S	School n	ame:	Primary Locharbrig 278	ıgs	Secondary  Dumfries High  394								
catchment. (October 2015). Distance from site (km)		_	,	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			well located close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential nt will help to support services and facilities in the area whilst the provision of additional services will benefit the wider area.											
SEA OVERVIEW						provides options for ac sitive SEA impacts	ctive trave	and deve	lopme	nt would	also support local facilities and	SEA Scor	₹E: <b>+</b>	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			Ş	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	0	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 to	Previous use as transport yard with fuel tanks.			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			0	0		0				
PLANNING OVERVIEW												
SEA OVERVIEW	Provid	ded the	necessary mitigation measures are carried	out there should b	e no SE	A issue:	S. 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.	С	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		С	0	Opportunity for surface water removal from sewer. Existing connection to foul sewer should be available. Appropriate SUDS.	0					
ls there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ	Please note there is a 6" water main running through site	С	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 what impact, if any this development has or network and any measures identified should implemented. As Scottish Water are funded they can instigate a Growth project when the meets their 5 Growth criteria.	n the existing ld be ed for Growth	
PLANNING OVERVIEW	extent There neces	of the is suff sary, r	ossibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id icient capacity for both waste water and water supply but furth nitigation measures put in place.	entify ar ner inves	ny meas stigation	ures to be taken to ensure that flood risk issues will be required to consider the impact on the consideration of the co	s are satisfactorily res overall networks and,	olved.
SEA OVERVIEW	Provid	led all	the necessary mitigation measures are implemented there sh	ould be	no SEA	issues SE.	A 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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	РНН	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 (	olicy OP1a would be used to assess proposals and limit any impact from neighbouring uses									
SEA OVERVIEW	The typ	e of u	ses envisaged for this site are not expected to raise adverse	SEA imp	acts	SEA SCORE: 0					

	MATERIAL ASSETS											
Is the site			vnfield enfield	Υ	Comment: The current use is for lorry p	arking	as part	of a haulage operation.				
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict N Land Survey	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			d site but the only existing structure on 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		Co	omment		Information source	Pre mitigation score		Mitiga	tion if appropr	iate		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					0	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		Com	Pylons N ment: There are n	o servici	Bord Gais Eirann ing constraints in re					pipeline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS		MoD	N		lisle Airp	oort N	(	Coal Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW					ould bring forward oment of brownfield		nd					SEAS	CORE: +		

	ROADS/ACCESS  The approach site (REC MUSOA) is leasted to the AZOI Tourk Read and support to take a second from UIAZZ Martistan Ricco This site is										
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	s 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	•		dings should be built in such a way as to integrate solar gain a			_	tion.				
SEA OVERVIEW	There a techniq		sitive SEA impacts that can be gained through designing for s	olar gair	n and inc	cluding sustainable construction	SEA SCORE: +				

	CULTURAL HERITAGE													
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	N	C	mment: There are no his	storic environment intere	sts in relation to the	site			
of the following including their setting		Co	nservation Area	Ν	Inventory of Historic Battlefield	Ν								
	L	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	Ν								
		Arc	chaeological site	Ν	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 a	are no l	historic environme	ent is:	sues relating to this site.									
SEA OVERVIEW	There a	are no :	SEA issues.							SEA SCORE: 0				

	LANDSCAPE													
Is the site within or adjoining any of the following		W	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 mate site.	ure trees within	and to	the boundary of the	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 visu of the town.	ally well integra	ated wit	hin the built up part	SV	+		+				
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0				
PLANNING OVERVIEW	The site			ited within the b	ouilt up	part of the town. The	mature ti	rees with	hin the site should be retained and incorporated into any pro	oposed				

T Site assessment question  Site assessment question	Comment	Pre mitigation source 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

PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is unallocated within the settlement boundary									
Have all landowners been identified and have they agreed to disposal/development of the site	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ	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	parti site	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 cular site to the east of the A701 would be more suitable for residential development due to the proximity of other proposed residential development. The 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 in 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		or positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained ugh the use of solar gain and sustainable construction techniques.									

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

Торіс	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)	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		SAC	SACs N LNR N SPAS N SSSIs											
affect or have connectivity to the site? (this		NN	IR N	Local wildlife sites	N		Natterjack toads		N	Great Crested Newts	N			
includes any potential SACs and SPAs)		RAMSA	R N	Geodiversity Sites	N		Other pr	otected species	Ν	Marine Consultation Zones	N			
			Ancient/semi-natural woodland N											
		Commen	omments: There are no designations affecting this site.											
Are there any known invasive species within the site		N				С	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				f the site would not result i ivity or wildlife corridor.	n the loss of	SV	0			0				
PLANNING OVERVIEW	There	are no bio	diversity issue	s in relation to this site.										
SEA OVERVIEW	There	There are no SEA issues SEA Score: 0												

					DOD	ULATION AND H	II IRA A N	UEALTI	_						
					POP	OLATION AND I	UWAN	HEALII							
Will the development of the site affect the		N					SV 0						0		
quality and quantity of open space and															
connectivity and accessibility to open space	MA														
or result in a loss of open space.		Distan	//	.)   0.4											
Distance to nearest area of open space			ce (km	,	C	out. The site is easily.	!!. !				a to a the and a valence of				
Are there any of the following within or adjacent to the site and will development	MA	)	of Wa	,	Comme	ent: The site is easily a	accessibi	e and is loc	cated c	ciose to it	potpaths and cycleways				
impact on them	or CF		ore pati cle pat												
What is the distance (km) to the following	Oi	,		llage hall	all 0-1 Sports facilities 0-1 Hospitalities						Local shops (convenience)	0-1	Bus stop	0-1	
services where they exist in the settlement	CF	Commi	arrity/ vii	nage rian	0 1	Oports racinties	0-1	0 1 Hospitalitic			Local shops (convenience)	0-1	Виз згор	0 1	
(Autumn 2015)															
What is the education catchment area			F	Primary						Second	ary				
(primary and secondary) for the site and	S	chool nar	ne: L	aurieknov	ve					Maxwelltown High / Dumfries Academy					
what is the remaining capacity within the		Capac	ity: 6	;						337 396					
catchment. (October 2015). Distance from		Distan	ce: 0	)-1						1-5 1-5					
site (km)	MA												1	1	
Is the site within or immediately adjacent to the core areas of the biosphere	and	N						GIS	0				0		
the core areas of the biosphere	В	14						Olo							
PLANNING OVERVIEW	The s	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 providing easy access to a									travel provisi	ons.			
	Resid	ential dev	elopme	ent will hel	p to supp	ort services and facilit	ies in the	area.							
SEA OVERVIEW							tive trave	el and deve	lopme	nt would	also support local facilities and	SEA SCORE:	+		
	servic	es resultir	ng in po	sitive SEA	A impacts										

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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		Ν	Soil classification urban (The James Hutton Institute)	0	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The sames flutton institute)	SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown	0	?		?	
PLANNING OVERVIEW			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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Limited capacity for development	С	?	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		С	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
T	1	1	1	1		Logo instincts a Crouth project when the Daysland		T T
						can instigate a Growth project when the Developer meets their 5 Growth criteria.		
PLANNING OVERVIEW	extent There measu	of the is limitures pu	essibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and ic ed capacity for waste water and further investigation will be t in place.	entify ar equired	ny meas to consi	ures to be taken to ensure that flood risk issues are satis der the impact on the overall networks and, if necessary	actorily resc	the olved.
SEA OVERVIEW	Provid	ded all t	he necessary mitigation measures are implemented there sh	ould be	no SEA	issues SEA Score:	)	

	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	С	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.	er the site is adjacent to the Queen of the South (stadium which might result in occasional noise and (stadium which which might result in occasional noise and (stadium which whi									
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	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 ASS	SETS					
Is the site		Brownfield Breenfield	Y	Comment: This greenfield site is	s vacar	ıt.				
Is the site vacant or derelict	Y	/ Is	it containe	ed within the Vacant and Derelict Land Survey		0	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			d site and there are no existing e on the site.		SV	X		X	
Does the site have existing and potential mineral extraction	N	٧				GIS	0		0	

Site assessment question	Related SEA Topic	Yes/No		Comment					Information source	Pre mitigation score		Mitigati	on if appropr	iate		Post mitigation score	Consultation required
Is the site in the vicinity of a waste		N							0	0						0	
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		Com	,	N e are no s	servic	Bord Gais Eirann ing constraints in r			te.		Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N			MoD	N			rlisle Air			oal Authority	N		HSE	N
PLANNING OVERVIEW	Althou	gh the	developmen	t of this s	ite wo	ould result in the lo	ss of gr	eenfield	land it fo	orms a s	small vacant ir	nfill area with	in the built up	part of	the town.		
SEA OVERVIEW			loss of greer ithin the town		d wou	ld be a negative S	EA impa	act bring	ing forw	ard this	vacant infill si	ite would ma	ke efficient	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 suita	ble 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												
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 according orientation	ount of solar	+					
Is the site protected from prevailing winds		N Due to the adjacent car park the site is relatively open and unprotected form the prevailing winds	SV	X	Sustainable design and construction te incorporate energy efficiency measures policies OP1f and OP2 to make the bui resilient to climatic factors.	s in line with	0					
PLANNING OVERVIEW	-		w buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA Overview	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 HERITAG	βE					
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Ν	Comment:	Finds or prehistoric material and burials	have been made in	the vicir	nity
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν	however th	ere are no overriding issues but the site	may require mitigat	on.	
	L	World Heritage Site N	Inventory & Non-Inventory	Z					
		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 a	are no overriding historic envir	ronment issues in respect of this site	althou	ugh some m	tigation may be required due to other fin	ds in the area.		
SEA OVERVIEW	Provide	ed any required mitigation is c	arried out then there would be no SI	EA issu	Jes.		SEA SCORE: 0		

					L	ANDSCAPE						
Is the site within or adjoining any of the			NSAs N	RSAs		Comment: There a	re no des	ignations	affecting this site.			
following		W	ild 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		nited trees to th cape features.	e southe	rn boundary there	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is a areas of the		vell relate	ed to the built up	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0			0	
PLANNING OVERVIEW	There a	are no	landscape issu	ies in relation to	this site							
SEA OVERVIEW	There a	are no	SEA issues.							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES				
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is currently unallocated within the settlement boundary		
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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  A Signature of SEA Signature of	Pre mitigation score acore aco
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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.

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

Торіс	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

20801100		
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	FLOR	Ą						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(	Other pi	rotected species	N	Ma	rine Consultation	Zones	N
		•	Ancient/semi-natural woodland N												
		Comm	ents: 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  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 k	known :	SEA issues									SEA SCORE:0		

					POP	JLATION AND H	UMAN	HEALTH	1					
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 Dist	ance (km	n)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pat	y Y h N	Comme	nt: The site is easily a	ccessibl	e and is loc	ated a	adjacent to	footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/vi	llage hall	1-5	Sports facilities	0-1	Hospita	alities	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	S	School n	ame: C	Primary Cargenbrid 28	ge					Seconda Maxwellto 337	,			
catchment. (October 2015). Distance from site (km)				)-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	Resid	ential d	evelopme	ent will help	to suppo	ort services and faciliti	es in the	area.		,	jacent to the site providing easy acc		· ·	isions.
SEA OVERVIEW	The s	ite is we	II located	to local se	ervices, p	rovides options for ac	tive trave	l and devel	opme	ent would a	Iso support local facilities and SE	A 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		Υ	Soil classification 3.1	0	X	The site is entirely prime agricultural land	Х	
loss of the best quality agricultural land			(The James Hutton Institute)					
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use	С	0		0	
the site								
Is the site on peatland and could the		N		0	0		0	
development of the site lead to a loss of	CF							
peat								
PLANNING OVERVIEW	Devel	opment	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	Υ	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site.	С	х	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.	С	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y	Rising main running along the north edge of the site.	С	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	Υ	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	С	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 hat network. As Scottish Water are funded can instigate a Growth project when the meets their 5 Growth criteria	for Growth they			
PLANNING OVERVIEW	extent There	re 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 ent 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. ere 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 the essary, mitigation measures put in place.								
SEA OVERVIEW	Provid	ovided 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		Z	There are no AQMA at present in the region	С	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	SEA OVERVIEW There are no known SEA issues SEA Score:0										

MATERIAL ASSETS												
Is the site			vnfield enfield	Υ	Comment: The site is in agricul	tural use	Э					
Is the site vacant or derelict		N		it containe	ed within the Vacant and Derelict Land Survey	l	0	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 greenfi	eld		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					0	0		0		

Site assessment question	Related SEA Topic	Yes/No	Information			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		Con	Pylons N nment: There are n	o servi	Bord Gais Eirann pipeline Nicing constraints in relation to this	site.	I.	Shell oil pipel	ine N			Transco	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N	Ca	arlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	velopment of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The lo	ss of g	reenfield land wou	d be a	negative SEA impact						SEAS	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					
PLANNING OVERVIEW	-		dings should be built in such a way as to integrate solar gain			<del>-</del>				
SEA OVERVIEW		here are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction sechniques								

T Selate do Site assessment question SEA SEA	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		Listed Building N	Scheduled Monuments	Υ	Comment: Northern part of site is an area of archaeological interest which includes								
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν	cropmark site, and proximate to Scheduled monument. Development should be set								
	_	World Heritage Site N	Inventory & Non-Inventory	N	back to avoid impacts on the setting. Evaluation and/or mitigation will be required.								
		Archaeological site Y	Garden or Designed Landscape										
Will the development of the site result in the		? Possibly		S	SV X Recording of any features found in investigation +								
opportunity to enhance or improve access	L												
to the historic environment													
PLANNING OVERVIEW	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	Provide	ed that all evaluation and mitig	gation works are carried out and tha	t deve	elopment is set back there should be no SEA issues. SEA Score:0								

			LANDSCAPE										
Is the site within or adjoining any of the following		W	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:	С	X		X						
Are there any locally attractive views that will be impacted by development of the site		Υ	It is slightly elevated and therefore more prominent in the local area with few trees or other features to restrict visibility.	С	X		Х						
PLANNING OVERVIEW			the outer fringes of the town and not well related to the exist in the area	ting built	up part	of the town. The site has an open aspect and development	would the	erefore					
SEA OVERVIEW	There a	ıre mir	nor negative SEA impacts due to the visual prominence and in	mpact or	the rur	al 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 Score score		Mitigation if appropriate	Post mitigation score	Consultation required	
Have all landowners been identified and have agreed to disposal/development of the site	they	Y							
Are there any known restrictive covenants or strips	ransom	N							
Can the site be delivered within the LDP time	frame	?	Possibly - There are no known physical constraints in brin	ging this	site for	ward 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 to 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 iss adjoining site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these sites would form a lar the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirement and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development difficult to achieve. In combination, these sites would form a large that the town and although the majority of these sites may be technically possible to develop, they are not required to meet housing land requirement and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development that are considered to provide a more appropriate pattern of development and expensive development and a greenfield site of the consideration to the south have the consideration and a greenfield site of the consider						sues with rge exter ents at th pansion	n the nsion to his time. of the		
OVERALL SEA COM	MENT	the	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						

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

Торіс	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

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 A	AND	FLOR	A					
					·						ı			
Do any of the following biodiversity interests		SA	\Cs	N	LNR	N				SPAs	N		SSSIs	
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N				Natterjack toads	N	Great Crest	ed Newts	N
includes any potential SACs and SPAs)		RAMS	AR	Ν	Geodiversity Sites	N			Other p	rotected species	N	Marine Consultati	on Zones	N
				Ancient	/semi-natural woodland	N								
		Comme	ents: The	re are n	o designations affecting the	nis site.								
Are there any known invasive species		N						С	0				0	
within the site								and						
								GIS						
Will habitat connectivity or wildlife corridors					al habitat fragmentation du		s of	SV	Χ	Where appropri	iate, meas	ures to enhance biodiversity	+	
be affected by the development of the site -			the gree	nfield pa	art of the site to the easter	n end						such as the use of locally nativ	е	
will it result in habitat fragmentation or			_							tree species in	landscape	schemes		
greater connectivity											-			
PLANNING OVERVIEW	There	are no kr	nown bio	diversity	issues affecting the site									
SEA OVERVIEW	There	are no kr	nown SE	A issues	S.							SEA Score:0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	ance (k	(m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	,	ght of W Core pa Cycle pa	ath N	Comme	ent: Footpaths and cyc	cleways a	re located	some	distance f	from the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	0-1	Sports facilities	0-1	Hospita	alities	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)	S		ame: acity:	Primary Calside 85 0-1						Seconda Dumfries 394 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 SEA OVERVIEW		ite is we					<u> </u>	•	- ' '		s and facilities in the area.  vices resulting in positive SEA S	EA 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		Υ	Soil classification 3.1 and 4.2 (The James Hutton Institute)	. 0	Х	Area adjacent to road is prime agricultural land an would be difficult to avoid	x b						
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.	С	0		0						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown	0	?		?						
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural la	nd.									
SEA OVERVIEW	The lo	e 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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?		С	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	Source score					Post mitigation score	Consultation required	
I						rates and to establish any potential inv	restment at the			
PLANNING OVERVIEW			led capacity for water supply and further investigation will be at in place.	WTW acity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, moce.						
SEA OVERVIEW	Provid	led all	the necessary mitigation measures are implemented there sh	ould 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	С	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.									
PLANNING OVERVIEW	There are no known air quality issues in relation to the site											
SEA OVERVIEW	There a	nere are no known SEA issues SEA Score:0										

					MATERIAL ASSETS				
Is the site			vnfield		Comment: The site is in agricultural us	е			
Is the site vacant or derelict		N	enfield Is	Y	Led within the Vacant and Derelict N Land Survey	0	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 greenfi	eld	SV	х	х	
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				0	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					source	Pre mitigation score						Post mitigation score	Consultation required
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		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re				S	Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Carl	isle Airpo	ort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW		•			the loss of a green											
SEA OVERVIEW	The lo	ss of g	reenfield land woul	d be a	negative SEA impa	ct							SEAS	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											
Can the site make best use of solar gain		Υ	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				Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2						
PLANNING OVERVIEW		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 loped could generate a large number of traffic movements which is unknown at the current time										
SEA OVERVIEW	The pos	positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible ative SEA issues created as a result of a large number of traffic movements										

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

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropria	te	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 invi	estigation	+	
PLANNING OVERVIEW SEA OVERVIEW	-			cal evaluation required to the northern part of the site should be carried out prior to development.  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		Wi	NSAs         N         RSAs         N         Comment: There a           Id Land         N         TPOs         N	d 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		Υ	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.	С	Х	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.	С	Х		Х							
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.	С	Х		Х							
PLANNING OVERVIEW	In isola	tion thi	s would not forma logical extension to the town and the wid	er area is	visually	prominent.								
SEA OVERVIEW	There a	re mir	or negative SEA impacts in relation to the visual integration	and pron	inence	of the site SEA Score:								

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Υ	
OVERALL PLANNING COMMENT	cons requ it is r	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 traints in the form of overhead powerlines. Although it may be technically possible to develop this site, it is not required to meet housing land irements 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, not recommended to include his site in LDP2.
OVERALL SEA COMMENT		or negative SEA issues, including loss of greenfield land and prime agricultural land and the visual integration and prominence of the site. However, the seasonably close to existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques

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

Торіс	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

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)		

T Selate do Site assessment question SEA SEA	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	Ą						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		(	Other pi	otected species	N	Ma	rine Consultation 2	Zones	N
			•	Ancient	/semi-natural woodland	N	•	•	•		•			•	
		Comm	nents: 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 l	known	biodiversity	issues affecting the site										
SEA OVERVIEW	There	are no l	known	SEA issues	S								SEA SCORE:0		

					POP	JLATION AND H	UMAN	HEALTH	1					
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 Dist	ance (kn	n)   0-1				SV						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	·	tht of Wa Core par Cycle par	th N	Comme	nt: The site is easily a	ccessible	e and is loc	ated o	close to foo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/v	illage hall	1-5	Sports facilities	1-5	Hospita	alities	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	S	School n	ame: (	Primary Cargenbrid 28	ge					Seconda Maxwellto 237	,			
catchment. (October 2015). Distance from site (km)			,	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	Resid	ential de	evelopme	ent will help	to suppo	ort services and faciliti	es in the	area.			o the site providing easy access to	active trav	vel provisions.	
SEA OVERVIEW	The si	ite is loc	ated rea	sonably clo	ose to loc	al services, provides o	options fo	r active tra	vel an	nd developi	ment would also support local S	EA Score	E: +	

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

			SOILS						
Will development of the site result in the		Υ	Soil classification 3.1	0	Х	The site is entirely prime agricultural lar	nd	Х	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0			0	
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		N	No known previous use	С	0			0	
the site									
Is the site on peatland and could the		N		0	0			0	
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW	Devel	opment	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	х	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.	С	х	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		С	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.	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0	
PLANNING OVERVIEW								

Site assessment question	Related SEA Topic	Comment	Information source Pre mitigation	Mitigation if appropriate	Post mitigation score	Consultation required
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1		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		Z	There are no AQMA at present in the region	С	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 a	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		_	vnfield enfield	Y	Com	ment: The si	te is in agricul	tural use	е					
Is the site vacant or derelict		N	ls	it contain	ed withi		and Derelict Land Survey	N	0	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 greenf	ield				SV	х			Х	
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							0	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 E	irann pipeline	N		•	Shell oil pipeline N	Transco	pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Information source Pre mitigation score			Pre mitigation score		Mitigation if approp	riate		Post mitigation score	Consultation required		
The second secon		Los				alatian ta thia s	ta							
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	Ca	rlisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Devel	opmer	nt of this site would i	esult i	n the loss of a green	field land								
SEA OVERVIEW	The lo	ss of	greenfield land woul	d be a	negative SEA impa	ct					SEA	A SCORE: X		
						S/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk		it w	ould be possible to	form a	ccess with appropria	ate visibility bu	I would i	not be in	favour of de	ards Cargen Pow. With the evelopment unless minimurellings must be designed ar	n acces	s gradient of 8		

		CLIMATIC FACT	ORS			
What is the site aspect (e.g. N, W, etc.)	The site	e lies with a generally easterly aspect	SV	0		0
Can the site make best use of solar gain	? P	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.	+
s 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.	+

Council Parking Standards at the appropriate rate for the type of development proposed.

road, is the road network capable of accommodating traffic generated

techniques

adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway

	CULTURAL HERITAGE    Comment of the cite effect any   Listed Building   N   Schoduled Manuments   N   Comment No historia environment incurs identified for this cite.								
Will the development of the site affect any		Listed Building	Ζ	Scheduled Monuments	Ν	Comment	t: No historic environment issues identified for this site		
of the following including their setting		Conservation Area	Z	Inventory of Historic Battlefield	Ν				
	_	World Heritage Site	Ν	Inventory & Non-Inventory	Ν				
		Archaeological site	Ν	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			5	0 O		0	

Related SEA Site assessment question		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

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no des	ignation	s 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		aracter of exisarge trees adja	ting dwe	main road and ellings. Should also the burn which	С	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		?		orner of a larg	er field	ng development it and any boundaries	SV	Х		Х	
Are there any locally attractive views that will be impacted by development of the site		N					С	0		0	
PLANNING OVERVIEW				•		* * * * * * * * * * * * * * * * * * * *			ensible being a small corner of a larger field		
SEA OVERVIEW	There a	are mir	nor SEA issues in	relation to the	lack of	defensible boundaries	at this l	location	SEA Score: X		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Υ	
OVERALL PLANNING COMMENT		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 efensible boundaries. As a result, it is not recommended to include this site in LDP2.
OVERALL SEA COMMENT		or negative SEA issues, including loss of greenfield land and prime agricultural land and lack of defensible boundaries to the site. However, the site is consulted in the construction techniques and sustainable construction techniques

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

Торіс	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	x	xx

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)		

T Selate do Site assessment question SEA SEA	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA .	AND FLOF	RA							
Do any of the following biodiversity interests		S/	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			Natte	erjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	r protec	ted species	N	N	Marine Consultation	Zones	N
		•		Ancient	/semi-natural woodland	N					•			•	
		Comm	ents: Th	nere are no	designations affecting t	nis 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			Detection be list for any artistic due to the local for the local for the local form of the local form							+					
PLANNING OVERVIEW	There	e are no known biodiversity issues affecting the site													
SEA OVERVIEW	There	are no known SEA issues. SEA Score: 0													

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	ance (kı	m)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		tht of Wa Core pa Cycle pa	ath N	Comme	nt: The site is easily a	ccessibl	e and is loc	ated r	elatively c	lose to cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/\	village hall	1-5	Sports facilities	0-1	Hospita	alities	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	S	School n	ame:	Primary Laurieknow 6	е					Seconda Maxwellto 337	ry own High / Dumfries Academy 394			
catchment. (October 2015). Distance from site (km)				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	Resid	ential de	evelopm	ent will help	to suppo	ort services and faciliti	es in the	area.			ose to the site providing easy access		•	ons.
SEA OVERVIEW	The s	ite is we	II locate	ed to local se	ervices, p	rovides options for ac	tive trave	I and devel	opme	ent would a	Ilso support local facilities and SE	EA Score	i:+	

T & elate of the second of the	Comment	Information source Pre mitigation score acore acord and acord and acord	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		N	Soil classification urban (The James Hutton Institute)	0	0		0						
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The James Hutton Institute)	SV	0		0						
Are there any contaminated soils issues on the site		N	Only previous known use as nursery. Likely to be low risk.	С	0		0						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0						
PLANNING OVERVIEW	There	are no	soil issues in relation to this site.				·						
SEA OVERVIEW	There	are no	e no SEA issues.										

			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.	С	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		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0					
PLANNING OVERVIEW	extent There	of the f	s 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 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.									
SEA OVERVIEW	Provid	led all th	ne necessary mitigation measures are implemented there sho	uld be no	o SEA is	SSUES SEA SCORE:0						

Site assessment question	Related SEA Topic	Comment	ource	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	С	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 a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	There a	are no	known SEA issues			SEA Score:0					

				MATERIAL ASSETS	6				
Is the site			vnfield	Comment: The site is in agricultural u	ıse				
		Gree	enfield Y	<u> </u>					
Is the site vacant or derelict		N	Is it contain	ed within the Vacant and Derelict N Land Survey	0	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 greenfie	ld site	SV	Х		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			0	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		Com	Pylons N nment: There are no	Bord Gais Eirann pipeline No servicing constraints in relation to this s	site.		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
Will development of the site require		Air Traffic/NATS	N	MoD	N	Ca	rlisle Airpo	ort N	Coal Authority	N		HSE	N
consultation with any of the following bodies													
PLANNING OVERVIEW	Develo	evelopment of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The lo	ss of greenfield land wo	of greenfield land would be a negative SEA impact  SEA Score: X										

	ROADS/ACCESS  This site has been the subject of several poplications. The site is surrently a field and mature trace line the frantage ante Delbecttic.									
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.		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		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.							
PLANNING OVERVIEW	Any new l	buildings should be built in such a way as to integrate sol	ar gain and sust	ainability	measures into their design and construction.							
SEA OVERVIEW	The positi	ive SEA impacts gained through solar gain and sustainab	le construction t	echniqu	es SEA Score:+							

CULTURAL HERITAGE												
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	Υ	Y Comment: The southern part of the site is known to contain archaeological features					
of the following including their setting		Co	nservation Area	Ν	Inventory of Historic Battlefield	N	N including crop marks. Southern boundary of the site is too close to the boundary for the					
	L	Wo	rld Heritage Site	N		N						
		Arc	chaeological site	Υ	Garden or Designed Landscape		setting of the features Further evaluation and mitigation will be required.					
Will the development of the site result in the		?	Possibly				Recording of any features found in investigation					
opportunity to enhance or improve access	L											
to the historic environment												
PLANNING OVERVIEW	Due to	the clo	se proximity of the	Sch	neduled Monument development on t	the s	e site may not be appropriate					

Site assessment question	Related SEA Topic	Comment	Information source Pre mitigation	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

			LANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs         N         RSAs         N         Comment: There a           ild Land         N         TPOs         N	re no des	ignation	s 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 and hedgerow to the boundary	С	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:		X		X	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	The sit	e bour	ndary appears to be arbitrary and not defensible					
SEA OVERVIEW	There a	are mi	nor SEA issues in relation to the lack of defensible boundarie	es at this l	ocation	SEA Score: X		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is currently unallocated within the settlement boundary									
Have all landowners been identified and have they agreed to disposal/development of the site	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ										
OVERALL PLANNING COMMENT		e 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 an allocation in LDP2 although it would remain within the settlement boundary.									
OVERALL SEA COMMENT	are i	or negative SEA issues in the development of a greenfield site, the impact on the scheduled monument and the arbitrary site boundaries however there 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 and sustainable construction techniques.									

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

Торіс	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

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)		

T Selate do Site assessment question SEA SEA	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	A					
Do any of the following biodiversity interests			ACs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			N	Natterjack toads	N	Great Crest	ed Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		(	Other pr	otected species	N	Marine Consultati	on Zones	N
				Ancient	/semi-natural woodland	N								
		Comn	nents: T	here are no	o designations affecting t	his 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		Υ	hedge the se edge l fragme	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.  X  Trees and hedgerow should be retain incorporated into any development in NE7. Where appropriate, measures to biodiversity should be implemented, so locally native tree species in landscap habitat retention, and the creation of wildlife corridors along transport corried cycleways, to encourage the movement.							elopment in line with policy measures to enhance plemented, such as the use of in landscape schemes, creation of greenways and insport corridors, footpaths ar			
PLANNING OVERVIEW	The m	nature tr	ees with	nin the site	should be retained.									
SEA OVERVIEW	Provid	ded the	mature t	trees withir	n the site are retained the	re are no S	SEA iss	ues				SEA Score:	)	

					POP	ULATION AND H	UMAN	HEALTH	1					
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	N	The si	te is currer	ntly in agr	icultural use.		SV	0				0	
Distance to nearest area of open space		Dist	ance (kı	n) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	`	tht of W Core pa Cycle pa	th N	Comm	ent: The site is easily a	ccessible	and is loc	ated o	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			illage hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary	•					Seconda	ıry			
(primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from	S		acity:	Laurieknov 6 1-5	ve					Maxwellt 337 1-5	own High / Dumfries Academy 396 1-5	у		
site (km)		3.00									. •			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	·					GIS	0				0	

Site assessment question  Kelated SEA  Yes/No  Yes/No	Source 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 Residential development will help to support services and facilities in the area.	to active travel provisions.
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: +

			SC	DILS					
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	0	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		С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0 0					
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime ag	ricultural land.					
SEA OVERVIEW	The lo	oss of p	rime agricultural land would be a negative SE	A 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.	С	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	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	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	С	0	Further investigation such as Flow and Water Impact Assessment may be requ what impact, if any this development ha network. As Scottish Water are funded f can instigate a Growth project when the meets their 5 Growth criteria	ired to establish s on the existing for Growth they			
PLANNING OVERVIEW  SEA OVERVIEW	extent There neces	of the is limite sary, m	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 ascerta f 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 relimited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, any, mitigation measures put in place.  If 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	С	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	emission	าร			
SEA OVERVIEW	Provide	ed miti	gation against noise issues is provided there should be no SE	A issues	3	SEA Score: 0		

	MATERIAL ASSETS											
Is the site			nfield nfield	Υ	Comment: This is a greenfield site in a	gricultur	al use.					
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict N Land Survey	0	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or								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		C	Comment		Information source	Pre mitigation score		Mitigatio	n if appropr	iate	Post mitigation score	Consultation required
recycle or recover on-site									property					
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					0	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		Com	Pylons N ment: There are	no serv	Bord Gais Eirann icing constraints in r		ite.		Shell oil pipelir	ne N		Tr	ansco pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Cai	lisle Air	port N	Co	al Authority	N	HSE	N
PLANNING OVERVIEW		•			n the loss of a green									
SEA OVERVIEW	The lo	The loss of greenfield land would be a negative SEA impact  SEA Score: X												
					ROADS	S/ACCESS								
Are there any vehicular access constraints		This	s 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											

	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					
	increase in traffic movements. A Transport Assessment would be required to identify potential issues and mitigation requirements. Off-site road improvements ks 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		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.	The site is slightly raised in a generally flat valley floor.  SV  Sustainable design and construction techniq incorporate energy efficiency measures in lir policies OP1f and OP2 to make the buildings 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		e positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible pative SEA issues created as a result of a large number of traffic movements							

CULTURAL HERITAGE											
Will the development of the site affect any			Listed Building	Ζ	Scheduled Monuments	Ν	Comment	: No historic environment issues identified			
of the following including their setting		Co	onservation Area	N	Inventory of Historic Battlefield	N					
	_	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	Ν					
		Ar	chaeological site	Ν	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				S	V			0	
PLANNING OVERVIEW	PLANNING OVERVIEW There are no historic environment issues.										
SEA OVERVIEW	There a	e are no SEA issues SEA Score: 0									

LANDSCAPE									
Is the site within or adjoining any of the following		W	NSAs         N         RSAs         N           ild 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 landscape and could detract from the due to its slightly raised position. The hedgerow enclosures and significant	wider landscape re are well defined	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		Υ	The site is located on the edge of the to new residential development to the		C SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Υ	Rural views across the site to the wid 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		ugh the development of this site would result in the loss of attractive rural character of this area the site is visually well sined and provided that boundary trees and hedgerow are retained there should be limited negative SEA impacts.							

Site assessment question	Related SEA Topic Yes/No	e de la companya de		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	Υ	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	Υ								
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	Υ	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	com time futui the i	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 pensate 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 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 e. 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 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	emis	or negative SEA issues, including loss of greenfield land and prime agricultural land and increased traffic movements resulting in increasing carbon sions. However, the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and ainable construction techniques.							

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

Торіс	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	x	XX

<b>1</b> 0801100		
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)		

Related SEA Topic	Comment	Source Source Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA .	AND FLO	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			١	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Oth	her pr	otected species	N	N	larine Consultation	Zones	N
			Ancient/semi-natural woodland N												
		Comm	omments: There are no designations affecting this site.												
Are there any known invasive species within the site		N	N C 0 and GIS											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	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 k	known b	oiodiversity	issues affecting the site			<u> </u>						<u> </u>	
SEA OVERVIEW	There	are no k	known S	SEA issues									SEA SCORE:0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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	Dist	ance (kr	n)   1-5				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pa Cycle pa	aý Y th Y	Comme	Comment: The site is easily accessible and there are					nd cycleways adjacent to the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall		1-5	Sports facilities	1-5	Hospita	alities	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	S	Capa	col name: Holywood Maxwell Capacity: 25 337							Maxwellto				
site (km)  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	Reside	ential de	evelopm	ent will help	to suppo	ort services and faciliti	es in the	area.		•	o the site providing easy access ervices resulting in positive	to active tra		

Site assessment question  Xelated SEA  Yes/No  Yes/No	Post mitigation	score Consultation required
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SEA impacts

			SOILS						
Will development of the site result in the		Υ	Soil classification 3.2	0	Х	The site is entirely prime agricultural land		X	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0			0	
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		N	No known previous use.	С	0			0	
the site									
Is the site on peatland and could the		N		0	0			0	
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.						
SEA OVERVIEW	The lo	ss of p	rime agricultural land would be a negative SEA impact.		•	SI	EA 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	Х	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.	С	X	A Flood Risk Assessment is required and any identified should be implemented. Appropriate water management measures should be adopted to the control of the	e surface	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.	С	0			0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		(	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		(	0	
PLANNING OVERVIEW	ascert	ain the	ssibility of flood risk on this site. Any flood risk will need to be textent of the flood risk, demonstrate developable part (s) of the re is sufficient capacity for both waste water and water supply	ne site ar					
SEA OVERVIEW	Provid	led all th	ne necessary mitigation measures are implemented there sho	uld be n	o SEA is	ssues 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	С	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 a	nere are no known air quality issues in relation to the site												
SEA OVERVIEW	There a	are no	known SEA issues			SEA Score:0								

						MATERIAL A	ASSETS						
Is the site		_	vnfield		Comment:	The site is in agr	icultural us	е					
			enfield	Υ				1					
Is the site vacant or derelict		N	ls i	Is it contained within the Vacant and Derelict N Land Survey				0	0			0	
Will development of the site minimise		N	The site	is greenfi	eld			SV	Х			Χ	
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						0	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		Com	Pylons nment: The			Gais Eirann pipe straints in relatio		e.		Shell oil pipeline N	Transco p	oipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment					Information source	Pre mitigation score			Mitigation if appropriate  Coal Authority N			Post mitigation score	Consultation required
Will development of the site require		_	Air Traffic/NATS	N	MoD	NI I		Car	rlisle Ai	rnort	N	Coal Authority	l Ni		HSE	l NI
consultation with any of the following bodies						IN		Cai	IIISIE AI	ipoit	IN	Coal Admonly	IN		TISE	IN
PLANNING OVERVIEW	γ Development of this site would result in the loss of a greenfield land															
SEA OVERVIEW	The lo	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							

	CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		The site has a south easterly aspect					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.						
PLANNING OVERVIEW	Any ne	w buil	dings should be built in such a way as to integrate solar gain	and susta	ainability	measures into their design and construction.						
SEA OVERVIEW	SEA OVERVIEW The positive SEA impacts gained through solar gain and sustainable construction techniques SEA Score:+											

				CULTURAL HERITA	GE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment: The Category B Listed Lodge, Entrance wall and Gatepiers to Dalawoodie
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	are on the opposite side of the road from the site. The New Bridge is also Category B
		World Heritage Site	Ν	Inventory & Non-Inventory	Υ	Listed and there are other features nearby of some historic interest. Sensitive
	L	Archaeological site		Garden or Designed Landscape		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.

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate		Consultation required			
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	a plan	ning c	d development should be carefully designed so as not to be onsent should be implemented in full.				ions impo	sed on			
SEA OVERVIEW	Provid histori	led that c featu	d that all evaluation and mitigation works are carried out and that the design of any development is sensitive to local features then there should be know SEA issues.								

	LANDSCAPE															
Is the site within or adjoining any of the			NSAs		RSAs		Comment: There are	e no des	ignation	s affecting this site.						
following		W	ild Land	d 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	ure trees to eastern boundary					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	assess	he site sits on the edge of a small building and would be ssessed on its own merits as part of the group and not s part of the built up area\ of the town.					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	e sits c	on the ed	ge of a s	small building	group a	nd does not visually rel	late to o	r be inte	grated with the wider built up part of the town						
SEA OVERVIEW	Consid	ered a	s part of	the sma	ll building gro	up and r	ot the wider built up ar	rea of Du	umfries t	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	Ν	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	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	Υ									
OVERALL PLANNING COMMENT  This site is located some distance from the settlement boundary of Dumfries and forms part of an identified Small Building Group at location would be more appropriately considered under Policy H3 Housing in the Countryside. As a result, it is not recommended to										
OVERALL SEA COMMENT		or negative SEA issues, including loss of greenfield land and prime agricultural land. However, the site is reasonably close to existing services and lities and benefits could be gained through the use of solar gain and sustainable construction techniques								

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

Торіс	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	x	xx

2080.100		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				BIODIVERSITY,	FAUNA A	ND FLOR	A					
Do any of the following biodiversity interests		SAC	Cs N	LNR	N			SPAs	N	SSSIs	N	
affect or have connectivity to the site? (this		NN	IR N	Local wildlife sites	N		١	Natterjack toads	N	Great Crested Newts	N	
includes any potential SACs and SPAs)		RAMSA	R N	Geodiversity Sites	Ν	(	Other pro	otected species	N	Marine Consultation Zones	N	
			Ancien	t/semi-natural woodland	N							
		Commen	ments: 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				ould not result in a loss of vildlife corridor.	habitat	SV	0			0		
PLANNING OVERVIEW	There	are no bio	diversity issues	s in relation to this site.								
SEA OVERVIEW	There	re are no SEA issues SEA Score: 0										

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	The sance (k	site is not pub	olicly acco	essible.		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Work of Core particular of the Core pa	/aý N ath Y	Comme	ent: The site is easily a	ccessible	e and footpa	aths a	ind cyclew	ays lie adjacent to the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	0-1	Sports facilities	1-5	Hospita	alities	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)			ame: acity: ance:	Primary Laurieknow 6 1-5	е					Seconda Maxwellte 337 1-5	ry own High / Dumfries Academy 396 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	Reside	ential de	evelopn	nent will help	to suppo	ort services and faciliti	es in the	area.		•	ljacent to the site providing easy acc	cess to acti	ve travel prov	risions.
SEA OVERVIEW	The si	te is we	II locate	ed reasonab	ly close to	o local services, provid	des optio	ns for active	e trav	el and dev	relopment would also support S	EA SCORE:	+	

Site assessment question SEA	Comment	Source Witigation if appropriate	Post mitigation score Consultation required	
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local facilities and services resulting in positive SEA impacts

SOILS													
Will development of the site result in the loss of the best quality agricultural land		Y		.1 and rban	0	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 conn previous uses.	nected to its	С	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			0	0		0					
PLANNING OVERVIEW	The a	e area of prime agricultural land should be avoided and any remedial action identified in relation to contamination should be carried out prior to the redevelope site.											
SEA OVERVIEW		site.  rided the necessary mitigation measures in relation to contamination are carried out and the area of prime agricultural land is ded 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.	С	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.	С	?		?						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0						
PLANNING OVERVIEW		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 tof 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.											

Topic A Site assessment question  Xelated SEA Yellated SE	Score Mitigation if appropriate	Post mitigation score Consultation required
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1		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	С	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			se issues related to the adjacent commercial garage and any easures to ensure that the amenity of future residents is accept					
SEA OVERVIEW	Provide	ed that	mitigation measures are taken in relation to the noise issues	then the	re shou	ld be no negative impacts.  SEA Score: 0		

					MATERIAL ASSETS					
Is the site			/nfield	Υ	Comment: The site is a former oil depo	ot but is r	now vac	ant.		
		Gree	enfield		<u> </u>					
Is the site vacant or derelict		Y	Is	it containe	d within the Vacant and Derelict N  Land Survey	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			d site but there are no existing e 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				0	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						Pre mitigation score						Post mitigation score	Consultation required
set out in annex B of the Zero Waste Plan (paragraph 4.9)  Are there any of the following servicing			Pylons N		Bord Gais Eirann	pipeline	l N			Shell oil pipel	ine N			Transco	pipeline	N
constraints that impact on the development of the site			nment: There are n	o servi	cing constraints in re			e.			<b>,</b>			'		•
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air <sub>l</sub>	port N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW		e development of this vacant, brownfield site back into use														
SEA OVERVIEW	The d	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	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												
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 ted incorporate energy efficiency measures policies OP1f and OP2.	in line with	+				
PLANNING OVERVIEW	Any ne	w buil	dings should be built in such a way as to integrate solar gain a	and sust	ainabilit	y measures into their design and construct	tion.					
SEA OVERVIEW	SEA OVERVIEW  There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction  sea Score: +											

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria	tag	Post mitigation score	Consultation required		
			/orld Heritage Site         N         Inventory & Non-Inventory           Archaeological site         N         Garden or Designed Landscape	N							
Will the development of the site result in the		N		SV	0		0	0			
opportunity to enhance or improve access to the historic environment	L										
PLANNING OVERVIEW	There	are no	historic environment issues in relation to this site.	•		•					
SEA OVERVIEW	There	ere 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 trees to the south east boundary with the former railway although they may not be within the site boundary  O  Any proposal would be assessed and should ensure that the trees strengthened.	I against policy NE7 are retained and										
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.	+										
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.	0										
PLANNING OVERVIEW	This infill sit	e is set back from Terregles Road and is therefore not prominent in the streetscene											
SEA OVERVIEW	There are n	o 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	Υ	The site is unallocated within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom strips	Υ	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	Υ	Provided that the access issue is resolved the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	loca	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 I 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 mmended to allocate this site in LDP2.
OVERALL SEA COMMENT		or positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained ugh the use of solar gain and sustainable construction techniques.

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

Торіс	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	Neutral impact Unknown impact		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)	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)		

Topic A Site assessment question  Xelated SEA Yellated SE	Score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		S	SACs		LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		l	NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		(	Other pi	otected species	N	M	larine 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 and GIS									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	Y Potential habitat fragmentation due to the loss of this site which includes mature trees and hedgerow							Existing mature trees should be retained, maintained, incorporated and, if possible, enhanced within any development proposal in line with policy NE7.			+		
PLANNING OVERVIEW	The m	nature tr	ees wit	hin the site	should be retained.										
SEA OVERVIEW	Provid	ded the r	mature	trees within	n the site are retained the	re are no S	SEA iss	ues					SEA SCORE:0		

					POP	JLATION AND H	IUMAN	HEALTH	1					
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 Dist	ance (kn	n)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pat Cycle pat	aý N th N	Comme	nt: The site is easily a	accessibl	e and is loc	ated o	close to fo	otpaths and a cycleway lies adjad	cent to the s	ite	
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/vi	illage hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	9) 0-1	0-1	
What is the education catchment area (primary and secondary) for the site and	S	Primary     Secondary       School name:     Lincluden       Dumfries Academy / Maxwelltow						,	High					
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)				31 1-5						396 1-5	337 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						and there are footpath and facilities in the are		cleways clo	se to	the site pr	oviding easy access to active tra	vel provisior	ns. Residential	
SEA OVERVIEW	The si	ite is loc	ated clos	se to local s	services,	provides options for a	ctive trav	el and deve	elopm	ent would	also support local facilities	SEA SCOR	E:+	

Site assessment question	Related SEA Topic	Comment	nformatio	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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and 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)	3.2 and urban	0	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.	Х	
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		С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0 0				0	
PLANNING OVERVIEW		•	would result in the loss of prime agricultural land					•	
SEA OVERVIEW	The lo	ss of p	rime agricultural land would be a negative SEA impa	ct.			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 mapsSEPA hold flood records in relation to this site	С	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	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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	Consultation required
development to connect to the mains water supply						Water Impact Assessment may be required what impact, if any this development has network. As Scottish Water are funded can instigate a Growth project when the meets their 5 Growth criteria	as on the existing for Growth they	
PLANNING OVERVIEW	extent There							solved.
SEA OVERVIEW	Provid	ed all	the necessary mitigation measures are implemented there sh	ould 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	С	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	РНН	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	Х	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.				0	
PLANNING OVERVIEW	Policy (	OP1a	would be used to assess proposals and limit any impact from	emissio	าร			
SEA OVERVIEW	Provide	ed that	any impact from neighbouring uses is mitigated then there a	re not ex	kpected	to raise adverse SEA impacts SEA Score:0	•	

				MATERIAL A	SSETS					
Is the site		nfield enfield	Y	Comment: Part of the site is has regenerated	greenfield	agricult	ural land	whilst the remainder is a former caravan park, although much	ch of this	s area
Is the site vacant or derelict	Pa rtly	Is	Is it contained within the Vacant and Derelict Land Survey part V						+	
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 a	here are existing farm buildings within the site				Х	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	Х	

Site assessment question	Related SEA Topic	Yes/No		Commen	:		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					0	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 G	ais Eirann pipe	line N	<u> </u>		Shell oil pipel	line N			Transco pi	peline	N
constraints that impact on the development of the site		Com	ment: There are n				e		, ,		•		'		•
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N			lisle Airp			al Authority	N		HSE	N
PLANNING OVERVIEW	Althou	gh dev	elopment would br	ing forward a va	cant, brownfield	d site it wou	ıld also r	esult in t	he loss of gre	enfield land					
SEA OVERVIEW	There	are ber	nefits un the redev	elopment of brow	vnfield land hov	vever there	would a	lso be a	loss of green	field land		SEAS	CORE: +/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.)	Le	evel 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												

Site assessment question	Related SEA Topic	Comment	ource	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		Listed Building	Ν	Scheduled Monuments	N	Comment: Northern portion of site includes late prehistoric fort. Evaluation will be				
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N	required, as significant archaeology is known along the lower Cairn Water.				
	-	World Heritage Site	Ν	Inventory & Non-Inventory	N					
		Archaeological site	Υ	Garden or Designed Landscape						
Will the development of the site result in the		? Possibly			S١	SV 0 Recording of any features found in investigation +				
opportunity to enhance or improve access	L									
to the historic environment										
PLANNING OVERVIEW	Some a	archaeological evaluation	n/miti	gation will be required						
SEA OVERVIEW	Provide	ed that any archaeologic	I that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA SEA SCORE:0							
	concer	ns								

				L	ANDSCAPE						
Is the site within or adjoining any of the following	NSAs N RSAs 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		re are a number self seeded trees around and within ner caravan park along with other mature trees and gerow  C and SV  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	?	pattern of development remote from the town with open fields shoul	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.						0		
Are there any locally attractive views that will be impacted by development of the site	N					SV	0		0		
PLANNING OVERVIEW		me mature trees and he into open countryside to				any desi	ign goin	g forward. This site is on the very fringes of the town and w	ould exten	d	
SEA OVERVIEW		landscape features with EA impacts	nin the	site are	retained and integrate	d into any	y develo	opment then there should not be any  SEA Score:0			

Site assessment question	Related SEA Topic Yes/No	form	urce b mitiga	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	Υ											
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	cent are i to pr	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 re 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 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 rovide 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 would not form a logical extension to the town in isolation. It is not recommended to include this site in LDP2										
OVERALL SEA COMMENT	incre	re are minor negative SEA issues, including loss of prime agricultural land and greenfield land and through increased traffic movements resulting in easing carbon emissions however the site could support local services and benefits could be gained through the use of solar gain and sustainable struction techniques										

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

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				BIODIVERSITY,	FALINA /	AND F	I OR	1						
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)				LNR Local wildlife sites Geodiversity Sites ent/semi-natural woodland	N N N N Y			١	SPAs   Natterjack toads   otected species	N N N	N	S Great Crested N Marine Consultation Z		N N N
Are there any known invasive species within the site		Comm N	ents: Part of si	te lies adjacent to ancient w	roodland		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					X		g landscap s on biodiv asures to I, such as scape sche and fully	oing mitigate aversity interest enhance biod the use of lowers. The exintegrated in	against any sts. Where diversity should	+	
PLANNING OVERVIEW	The s areas	e site lies adjacent to ancient and any development should fully integrate these features and not be detrimental to the biodiversity interests contained in these									se			
SEA OVERVIEW		vided that biodiversity interests are fully taken into account in any development proposals and that these areas may be roved or enhanced there should be no negative SEA issues.												

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	N		)				SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (k ht of W Core pa Cycle pa	ay Y ath N	Comme	nt: There are footpath	s and cy	cleways ad	jacen	t to the sit	e			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/	village hall	1-5	Sports facilities	0-1	Hospita	alities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area				Primary						Seconda	ary			
(primary and secondary) for the site and	5	School n	ame:	Troqueer						Dumfries	Academy			
what is the remaining capacity within the		Capa	acity:	55						396				
catchment. (October 2015). Distance from site (km)		Dista	ance:	1-5						1-5				
Is the site within or immediately adjacent to	MA	N		•		•	<u> </u>	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			
the core areas of the biosphere	and B										
PLANNING OVERVIEW			ocated reasonably close to local services and there are footpa development will help to support services and facilities in the a		cyclewa	ys adjacent to the site providing easy access to active travel	provision	ıs.			
SEA OVERVIEW			is located reasonably close to local services, provides options for active travel and development would also support local services resulting in positive SEA impacts  SEA SCORE:+								

			SOIL S								
			SOILS								
Will development of the site result in the		Y	Soil classification 3.1, 3.2 and 5.2	0	X	Majority of the site is prime agricultural land	X				
loss of the best quality agricultural land			(The James Hutton Institute)								
Would the development of the site result in		N		SV	0		0				
soil or coastal erosion (adjacent to the coast											
or includes steep slopes)											
Are there any contaminated soils issues on		N	No known previous use	С	0		0				
the site											
Is the site on peatland and could the		n		0	0		0				
development of the site lead to a loss of	CF										
peat											
PLANNING OVERVIEW	Devel	opment	t of the site would result in the loss of prime agricultural land		•						
SEA OVERVIEW	EA 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.	С	Х	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.	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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		С	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	the ex There	tent of	the flood risk, demonstrate developable part (s) of the site an	d identif	y any m	d by the landowner/developer as part of the DIA and FRA wheasures to be taken to ensure that flood risk issues are satisfation will be required to consider the impact on the overall ne	actorily re	esolved.
SEA OVERVIEW			he necessary mitigation measures are implemented there sh	ould 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	С	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						
PLANNING OVERVIEW	VERVIEW There are no known air quality issues in relation to the site								
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0							

MATERIAL ASSETS										
Is the site			nfield nfield	Υ	Comment: The site is in agricultural use	)				
Is the site vacant or derelict		Ν	ls	it containe	d within the Vacant and Derelict   N   Land Survey	0	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 g	reenfield		SV	Х		Х	

Site assessment question	Related SEA Topic	Yes/No			Comment			Information source	Pre mitigation score		Mitigati	on if appropr	iate		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						0	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		Cor	Pylons nment: There	N e are no sei		ais Eirann pipelin raints in relation		e		Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS N		MoD N		Car	rlisle Airp	ort N	С	oal Authority	N		HSE	N
PLANNING OVERVIEW		•	t would resul										CEAG	COORE: V		
SEA OVERVIEW	I he lo	ss of g	ss 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	ere is scope for the formation of suitable accesses for adoptable roads with satisfactory visibility to serve residential development beyond the existing 30mph limit. wever, 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
						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	Х	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		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 eloped could generate a large number of traffic movements which is unknown at the current time						
SEA OVERVIEW		e positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible set issues created as a result of a large number of traffic movements						

				CULTURAL HERITA	3E			
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	N	Comment: Adjacent to areas of known archaeology to the north, so some evaluation		
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	probably required. No overriding historic environment issues, but may require		
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Ν	mitigation.		
		Archaeological site	Ν	Garden or Designed Landscape				
Will the development of the site result in the		? Possibly			S	SV 0 Recording of any features found in investigation +		
opportunity to enhance or improve access	L							
to the historic environment								
PLANNING OVERVIEW		archaeological evaluation/mitigation will be required						
SEA OVERVIEW	Provide	vided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA SEA SCORE:0						
	concer	ns						

			L	ANDSCAPE					
Is the site within or adjoining any of the	NSAs N	RSAs 1		Comment: There are	no desi	gnations	s affecting this site		
following	Wild Land N	TPOs 1							
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level	watercourse, h with broad-sca patterns/seaso	le landscape feat	and tre tures ( osure	ees) which combine (open vista's, crop patterns) to form an	С	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	existing built u strongly assoc eastern bound	ated with rural se	/n. Ope etting. nd arbi	ated from the en greenfield site Northern and south- itrary. As a result it	O	X		X	
Are there any locally attractive views that will be impacted by development of the site		vould be visible for act on a wide are		e A710 and A711 ssentially rural	С	Х		X	

ela ela		e le	Information source Pre mitigation score		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 countrysic features that it might not be possible to fully integrate into a development.	de with a number of landscape
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	Υ	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	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand								
OVERALL PLANNING COMMENT	cons adjo the t A nu	elopment 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 sideration 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 ining site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these sites would form a large extension to own 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. In other sites have been included for development that are considered to provide a more appropriate pattern of development for expansion of the at this time. It is not recommended to allocate this site in LDP2.								
OVERALL SEA COMMENT	and	e 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 greenfield land and increased traffic movements resulting in increased carbon emissions. However the site is located reasonably close to services and ties and benefits could be gained through the use of solar gain and sustainable construction techniques								

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

Торіс	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	x	xx

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 A	ND FLOR	Α						
Do any of the following biodiversity interests		S	ACs	N	LNR	N			SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	protected species	N	M	arine Consultation	Zones	N
				Ancient/	semi-natural woodland	N								
		Comm	nents: T	ents: There are no designations affecting this site.										
Are there any known invasive species within the site		N	C 0 0 0 0 GIS							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						+					
PLANNING OVERVIEW The mature trees within the site should be retained.														
SEA OVERVIEW	Provid	ovided the mature trees within the site are retained there are no SEA issues  SEA Score: 0												

					POP	ULATION AND H	UMAN	HEALTH	ł					
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 Dist	ance (kr	m)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pa Cycle pa	ay N ith N	Comme	ent: The site is easily a	ccessible	e and is loc	ated o	close to foo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	•	village hall	1-5	Sports facilities	0-1	Hospita	lities	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	S	School n	ame:	Primary Loreburn 40						Seconda Dumfries 396	ry Academy			
catchment. (October 2015). Distance from site (km)			_	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	Resid	ential d	evelopm	ent will help	to suppo	ort services and facilit	es in the	area.			ose to the site providing easy acce	ss to activ	e travel provisi	ons.
SEA OVERVIEW	The s	ite is we	II locate	d reasonab	y close to	o local services and th	ere are f	ootpaths ar	nd cyc	cleways ad	jacent to the site providing	SEA SCOR	E:+	

Site assessment question	Related SEA Topic	Comment	nformatio	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	(The James Hutton Institute) a	Jrban and 4.2	0	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.		С	0			0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0			0		
PLANNING OVERVIEW	There	are no	soils issues in relation to this site						•		
SEA OVERVIEW	There	are no	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	С	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	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone	С	?	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	Υ		С	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	Post mitigation	Consultation required
supply						<u> </u>		
PLANNING OVERVIEW	alloca	tion. T	oncerns and an objection in principle have been raised by the here is sufficient capacity for water supply but the site is outwi impact on the overall networks and, if necessary, mitigation is	th the zo	one of th	e waste water treatment works and further	through into LDP2 as a er investigation will be red	nousing quired to
SEA OVERVIEW	There	are si	gnificant 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	С	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			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			vnfield							
		Gree	enfield	Υ						
Is the site vacant or derelict		N	Is	Is it contained within the Vacant and Derelict N Land Survey			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	This is a greenfield site			Х		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				0	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		
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		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re		N ne site		•	Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Car	rlisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		Development of this site would result in the loss of a greenfield land														
SEA OVERVIEW	The lo	e 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						0	
Can the site make best use of solar gain		? Possibly due to its open aspect			0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		+	l
Is the site protected from prevailing winds		?	Partly due to existing trees	SV	0	Sustainable design and construction technique incorporate energy efficiency measures in line 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		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction SEA Score:+							

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	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 de	development should be designed to limit any impacts on the nearby listed building. Some archaeological evaluation/mitigation will be required							
SEA OVERVIEW	Provid any fir	ovided that the design respects the listed building and its setting and any archaeological features are evaluated/mitigated and y finds recorded there would be no further SEA concerns							

LANDSCAPE												
Is the site within or adjoining any of the				NSAs N RSAs N Comment: There are no designations affecting this site								
following		W	ild Land		TPOs	1						
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	trees whi	ch is ar		lement o	nixed deciduous If the rural setting If the reconstruction of the rural setting If the rural setting of the rural	С	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	forms a s	mall pa		field and	ng development it d any boundaries	С	X		X	
Are there any locally attractive views that will be impacted by development of the site		N SV 0										
PLANNING OVERVIEW	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 a	ere 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	velopment 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 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 per field and there are no defensible boundaries. As a result, it is not recommended to include this site in LDP2.								
OVERALL SEA COMMENT	dere 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 lack 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 a gained through the use of solar gain and sustainable construction techniques								

Site Ref: DFS.H225	Source of site suggestion: Call For Sites	Site history/previous plant where applicable and appr	ning applications, (ref. Nos. oval date):
Site name: Ladyfield East, Glencaple Road		13/P/3/0165 and 13/P/3/016	7 Awaiting Sec.75 Agreement.
Settlement: Dumfries	Current use: Vacant		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/	designations:
297889. 574087		No	_
Site Size (ha): 1.21	Proposed use:	HMA: Dumfries	Date completed:
	Housing		Oct/Nov 2016

Торіс	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	x	xx

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)		

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND FLO	RA							
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			Ν	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Othe	er pro	otected species	N	M	arine Consultation	Zones	N
			Ancient/semi-natural woodland N											•	
		Comme	nments: There are no designations affecting this site.												
Are there any known invasive species within the site		N					С	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 pound and the mature trees should be retained									0			
PLANNING OVERVIEW	The m	nature tre	es with	in the site	should be retained .										
SEA OVERVIEW	Provid	ded the m	nature t	rees withi	n the site are retained the	re are no SE	A issues						SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 s	ite is not pu	blicly acc	essible		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ght of W Core pa	ath N	Comme	ent: The site is easily a	accessibl	e and is loc	ated c	close to fo	potpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall 0			Sports facilities	0-1	Hospita	alities	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)	S		acity:	Primary Brownhall 0 0-1						Second Dumfrie 394 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 SEA OVERVIEW	develo	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 lopment will help to support services and facilities in the area.											ntial	
SEA OVERVIEW				positive SEA							5	EA Scor	E: T	

Site assessment 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 3.2 (The James Hutton Institute) and urban	0	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.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown	0	?		?	
PLANNING OVERVIEW	Only a	a small	part of the site is prime agricultural land.	<u> </u>				
SEA OVERVIEW	Provid	ded that	the prime agricultural land is avoided in any development pr	oposal t	then there	e 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.	С	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		С	0		0							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0							
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0							
PLANNING OVERVIEW		l   l   l   l   l   l   l   l   l   l												

Site assessment question  Yes/No  Yes/	Pre mitigation of score score witigation of score score mitigation of score score mitigation of score	Post mitigation score Consultation required
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1		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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	which holds various business and educational 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 be compatible with surrounding uses.	SV	0		0					
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site									
SEA OVERVIEW												

	MATERIAL ASSETS													
Is the site			nfield enfield	Υ	Comment: The site contains a large he	house and grounds most recently used by the NHS but is now vacant								
Is the site vacant or derelict		Υ	ls	it containe	ed within the Vacant and Derelict N Land Survey	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	which sl	This is a brownfield site and contains an existing building which should be reused and converted as part of any development 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				0	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	Ce	omment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Are there any of the following servicing			Pylone N	Bord Gais Firann nineline N			Shall oil ninaline N Transco		T. N

Are there any of the following servicing		Pylons N		Bord Gais Eirann	pipeline	N	Shell	oil pipel	line N			Transco pipeline	N
constraints that impact on the development of the site		Comment: There are no	o servi	cing constraints in re	elation to	this site							
		A. T. (1) A.A.T.					0 11 1 11 1		_	1.4			
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N		Carlisle Airport	N	C	oal Authority	N	HSE	N
PLANNING OVERVIEW	Develop	oment of this site would b	f this site would bring forward vacant, brownfield land										
SEA OVERVIEW	There a	are SEA benefits in the re	edevelo	pment of vacant bro	wnfield	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.			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							
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 car incorporate energy efficiency measures in line with policies OP1f and OP2.		+									
PLANNING OVERVIEW	-		dings should be built in such a way as to integrate solar gain a										
SEA OVERVIEW		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction sehniques  SEA Score: +											

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Mitigation if appropriate		ie	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	С	+	There is an opportunity to reflect this historic setting through the design of any new elements.		++		
PLANNING OVERVIEW			al should include for the careful re-use and conversion of the latter the existing buildings and do not detrimentally impact on the			ong with sympathetic and sensitively design	ned new build elem	ents that	İ	
SEA OVERVIEW			It that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should 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		١٨/	NSAs N	RSAs	N	Comment: There are	ent: 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		Land N TPOs N There are mature trees within the site.					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		Υ	The site is well	The site is well located within the built up part of the town.				+		+				
Are there any locally attractive views that will be impacted by development of the site		Υ		There will be wider views across the site from the Crichton estate to the east and also from the site.				X	Any development proposals should be sensitively designed so as not to adversely impact on views from the Crichton estate.					
PLANNING OVERVIEW			re trees should b n three sides by o		dincorpo	orated into any develop	ment pro	oposal.	The site is visually well related to the existing built up part	of the tov	vn being			
SEA OVERVIEW	Provide	ed that	the mature trees	are integrated	d into an	y development going f	orward th	hen the	re 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	Υ	The site is unallocated within the settlement boundary.						
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Υ	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.								

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

Торіс	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

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		SA	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(	Other pi	rotected species	N	М	arine 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	N C 0 and GIS												
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	Х	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 m	nature tre	es with	in the site	should be retained .										
SEA OVERVIEW	Provid	ded the m	ed 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	Dist	N ance (ki	m)   1-5				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 Core path N Cycle path N			Comme	Comment: The site is located reasonably close to footpaths and 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	Hospita	Hospitalities		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)	School name: Capacity:			Primary Cargenbridge 28						Secondary Maxwelltown High 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	Reside	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 si	te provi	des opti	ons for acti	ve travel	and development wou	ıld also sı	upport loca	I facili	ties and s	ervices resulting in positive	SEA Sco	RE:+		

Site assessment question  Xelated SEA  Yes/No   Pre mitigation score score score score at the mitigation if appropriate	Post mitigation score Consultation required	
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SEA impacts

			SOILS						
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 (The James Hutton Institute)	0	Х	The site is prime agricultural land		Х	
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	С	0			0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0	
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land						
SEA OVERVIEW	The lo	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.	С	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.	С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0					
PLANNING OVERVIEW			known water issues in relation to the site									
SEA OVERVIEW	There	are no	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	<b>Consultation</b> 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	С	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 a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score:0										

						MATERIA	AL AS	SETS									
Is the site			nfield enfield	Υ	Con	nment: The site is i	n agricu	ıltural us	е								
Is the site vacant or derelict		N	ls it	containe	ed with	in the Vacant and Land	Derelict Survey		0	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		Z	This a is a	ı greenfi	eld 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							0	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		Com	Pylons ment: A hig	Y h voltag	e powe	Bord Gais Eirann erline crosses the s		e N			Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS	N	MoD	N		Car	lisle Air	port N	Co	al Authority	N		HSE	N

Site assessment question  Xelated SEA  Yes/No   Mitigation if appropriate    John   John   John   Mitigation if appropriate   John   J	Post mitigation score Consultation required		
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PLANNING OVERVIEW											
	e 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		Υ	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.			Х	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 ne	w build	dings should be built in such a way as to integrate solar gain	and sust	ainability	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 HERITAG	ξE		
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	Ν	Co	Comment: Although adjacent to Non-inventory garden area there are no historic
of the following including their setting		Con	servation Area	N	Inventory of Historic Battlefield	N	en	environment issues identified for this site
	_	World	d Heritage Site	N	Inventory & Non-Inventory	Υ		
		Arch	aeological site	N	Garden or Designed Landscape			
Will the development of the site result in the		N				,	SV	0 0
opportunity to enhance or improve access	L							
to the historic environment								
PLANNING OVERVIEW	Develo	pment sl	hould be carefull	y des	signed so that it does not unduly imp	act o	on the	ne non-inventory designed landscape

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation if appropriate  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	SEA SCORE: 0
	be no SEA impacts	

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 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 mat	ure trees and h	edgerov	V	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			existing hedge addressing the existing patter DFS.H261). The from the existing would not fit we	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.						X		
Are there any locally attractive views that will be impacted by development of the site			The south-wes includes powe	stern area is hig rlines and shou	ghly visik ıld rema	ole across the valley, in undeveloped.	С	Х		X		
PLANNING OVERVIEW			sually separate f across the valle		g patterr	of development in the	e town ar	nd form:	s attractive rolling countryside with a number of landscape	features a	nd is	
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 gnificant 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	Υ										
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	woul netw topo LDP	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 d 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 rork 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 graphy, would not visually connect to the existing pattern of development in the town. A number of other sites have been recommended for inclusion in 2 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 site in LDP2.									

Site assessment question  Yes/No  Yes/No	Information source Score attigation score Score attigation score Consultation
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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

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

Торіс	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

Legenus						
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SA	\Cs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this		Ν	NR	N	Local wildlife sites	Ν			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	AR	Ν	Geodiversity Sites	N		C	ther pr	otected species	N	N	Marine Consultation 2	Zones	N
			•	Ancient	/semi-natural woodland	N									
		Comme	ents: The	re are no	designations affecting t	his site									
Are there any known invasive species		N	l j					)	0					0	
within the site								ınd							
								SIS							
Will habitat connectivity or wildlife corridors					fragmentation due to the	loss of a	S	SV	X	Where appropriate, measures to enhance biodiversity +					
be affected by the development of the site -			greenfiel	d site									se of locally native		
will it result in habitat fragmentation or										tree species in	landscape	schemes			
greater connectivity															
PLANNING OVERVIEW	There	are no kr	nown bio	diversity	issues affecting the site										
SEA OVERVIEW	There	are no kr	nown SE	A issues	S								SEA SCORE:0		

					POPU	JLATION AND H	UMAN	HEALTH	1					
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 Dist	ance (kr	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		tht of Wa Core pa Cycle pa	ıth Y	Comme	nt: There are footpath	ns and cy	cleways ad	jacen	t to site				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall			Sports facilities	0-1	Hospita	alities	0-1 Local shops (convenience) 0-1 Bus s				0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the	S	School n	ame:	Primary Lincluden 31						Seconda Dumfries 396	ary s Academy / Maxwelltown High 337			
catchment. (October 2015). Distance from site (km)				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	Resid	ential d	evelopm	ent will help	to suppo	rt services and facilit	ies in the	area.			close to the site providing easy acces	s to active	travel provision	ons.
SEA OVERVIEW	The s	ite prov	des opti	ons for activ	ve travel a	and development wou	ıld also s	upport local	l facili	ties and s	services resulting in positive S	EA 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 3.2 (The James Hutton Institute) and urbar	1	0	Х	The site is predominantly prime agricultur would be difficult to avoid when developing		Х				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		Ş	SV	0			0				
Are there any contaminated soils issues on the site		N	No known previous use	0	С	0			0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		(	0	0			0				
PLANNING OVERVIEW		•	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	С	Х	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	С	0		0						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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	core	Consultation required		
supply					1		what impact, if any this development ha	s on the existing		1		
							network. As Scottish Water are funded to can instigate a Growth project when the meets their 5 Growth criteria	for Growth they				
	PLANNING OVERVIEW	the ex	tent of	ossibility of flood risk on this site. Any flood risk will need to be the flood risk, demonstrate developable part (s) of the site ar icient capacity for both waste water and water supply howeve	nd identif	y any m	easures to be taken to ensure that flood ris	k issues are satisfacto	orily re	solved.		
	SEA OVERVIEW		ressary, mitigation measures put in place.  vided 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	С	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.											
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	emissio	ns								
SEA OVERVIEW	Provide	ed that	any impact from neighbouring uses is mitigated then there a	are not e	xpected	to raise adverse SEA impacts SEA Score:0							

	MATERIAL ASSETS														
Is the site		Brow	/nfield		Comment: This is agricultural land										
		Gree	enfield	Υ											
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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 g	reenfield I	and	SV	X		Х						
Does the site have existing and potential mineral extraction		N				GIS	0		0						

Site assessment question	Related SEA Topic	Yes/No	Comment								Mitigatio	on if appropr	riate		Post mitigation score	Consultation required
	•		T							1						
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	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 Eiranı				•	Shell oil pipel	line N			Transco	pipeline	N
constraints that impact on the development of the site		Cor	nment: There are n	o servio	cing constraints in		this sit									
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air	oort N	Co	oal Authority	N		HSE	N
PLANNING OVERVIEW	Develo	pmen	t of this site would	result in	the loss of greenf	eld land.										
SEA OVERVIEW	The los	ss of g	reenfield land would	d be a	negative SEA impa	ict							SEA	SCORE: X		
					ROAD	S/ACCI	ESS									
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.											5			
PLANNING OVERVIEW	Due to	restri	cted nature of the lo	ocal roa	d network Roads (	Officers a	re not i	n favour	of any fu	urther develop	ment than th	nat which is a	Iready co	nsented		
						•					-	-				

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)  Relatively level site  SV 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	Х	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	build	dings should be built in such a way as to integrate solar gain	and sust	ainability	y 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:+													

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required
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	CULTURAL HERITAGE														
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments	Ν	Comment:	The site lies close to a Category B Listed	I bridge over the Ni	th. Poss	ibility of					
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N		remains, as they are known from adjacer								
	L	World Heritage Site	N	Inventory & Non-Inventory	N		Nith. Evaluation and/or mitigation would be	e required, but no o	verridin	9					
		Archaeological site	Υ	Garden or Designed Landscape		historic en	vironment issues known.								
Will the development of the site result in the		? Possibly			S	V 0	Recording of any features found in inve	stigation	+						
opportunity to enhance or improve access	L														
to the historic environment															
PLANNING OVERVIEW		•		, , ,			pact 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															

	LANDSCAPE																					
Is the site within or adjoining any of the	NSAs N RSAs N Comment: There are no designations affecting this site																					
following		W	ild 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	be developed the with the existing	nen this area v g built up parts	vould be of the t	nning consent not e visually isolated town and as a result of built development.	С	Х			Х											
Are there any locally attractive views that will be impacted by development of the site		Υ	The site does p town	rovide an attra	active ru	ral aspect within the	С	Х			Х											
PLANNING OVERVIEW	This sit	e is cu	rrently visually se	eparate from the	ne existi	ng pattern of developm	nent in th	ne town	and forms attractive rolling countryside													
SEA OVERVIEW	The vis	ual isc	lation of this site	from the existi	ng built	up pattern of developr	ment in t	he town	results in a negative SEA impact.													

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom	N	
strips		
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
	OVERALL PLANNING COM	MENT	rec	evelopment would result in the loss of prime agricultural land and commend the inclusion of the site. The site would not visually commended for inclusion in LDP2 which are considered to proving the recommended to allocate this site in LDP2.	connect	to the ex	xisting pattern of development in the town. A number of other	sites hav	e been
ĺ	OVERALL SEA COM	MENT	Mi de	nor negative SEA impacts in relation to the loss of prime agriculation velopment and visual impact on wider views. However the site is use of solar gain and sustainable construction techniques					ough

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

Торіс	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	x	xx

20801100		
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 FLO	ORA	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	R N Geodiversity Sites N Other protected species N Marine Consultation Zones N								Ν			
			Ancient/semi-natural woodland N												
		Comm	ments: There are no designations affecting this site.												
Are there any known invasive species within the site		N					C	p.	0					0	
							GIS	-							
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 k	known b	biodiversity	issues affecting the site										
SEA OVERVIEW	There	e are no known SEA issues. SEA Score:0													

					POP	ULATION AND H	IUMAN	HEALTI	н					
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	the settir	Site is public open space for amenity purposes as part of the setting on the adjacent listed convent								X		
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (km) ht of Way Core path Cycle path	N	Comme	ent: The site is easily a	accessibl	e and is loo	cated o	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		nunity/villa	ige hall	1-5	Sports facilities	0-1	Hospit	alities	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	S	School na Capa Dista	ame: Tracity: 55	ity: 55 396					<del>,</del>					
site (km) 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		site is well located in close proximity to local services. Residential development will help to support services and facilities in the area.  site is well located reasonably close to local services a. Residential development will help to support services and facilities in area.  SEA SCORE:+												

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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			SOILS							
Will development of the site result in the		N	Soil classification urban	0	0			0		
loss of the best quality agricultural land			(The James Hutton Institute)							
Would the development of the site result in		?	Possibly as the access to the site is a steep slope	SV	Х			Χ		
soil or coastal erosion (adjacent to the coast										
or includes steep slopes)										
Are there any contaminated soils issues on		N	No known previous use.	С	0			0		
the site										
Is the site on peatland and could the		?	unknown	0	?			?		
development of the site lead to a loss of	CF									
peat										
PLANNING OVERVIEW	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.	С	X	A Drainage Impact Assessment is required measures identified should be impleme		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.	С	0			0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0			0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0			0				
PLANNING OVERVIEW												
SEA OVERVIEW	Provid	ded 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	С	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													
SEA OVERVIEW There are no known SEA issues SEA Score:0													

				MATERIAL ASS	ETS					
Is the site			vnfield Y							
Is the site vacant or derelict		N	Is it contain	ned within the Vacant and Derelict Land Survey	N	0	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 greenfie	eld site		SV	Х		Х	
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				0	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		Com	Pylons N nment: There are no	Bord Gais Eirann pipeline o servicing constraints in relation to		e		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		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Airp	oort N	Coal Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW	Develo	velopment would result in the loss of greenfield land e loss of greenfield land would be a negative SEA impact  SEA Score: X						1							

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 Corbelly 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							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Apart from the access the site is relatively level.							
Can the site make best use of solar gain		? Possibly due to open aspect				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	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		nere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction chniques							

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

Site assessment question	Related SEA Topic	Comment	ource	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

LANDSCAPE											
Is the site within or adjoining any of the following		١٨/:	NSAs 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	ld Land   N	IPOS	IN		SV	0		0	
Will development of the site be well integrated visually with the existing settlement		?	a highly visible which may imp	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.				Х	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	0	
Are there any locally attractive views that will be impacted by development of the site		Y	Long range view Glen on the A7			r instance from The		Х		Х	
PLANNING OVERVIEW	Due to the elevation of this highly visible site development may detrimentally impact on the residentially amenity of properties at Corberry Park and impact on long distance views towards the former convent										
SEA OVERVIEW		ne visibility of the this site and impact development would have on long distance views of the former listed convent would be a egative SEA impact									

	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	Υ									
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	woul	elopment 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 d 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 terms raised over the steep gradient of the access which has limited scope for improvement due to existing properties and the viability of any necessary is improvement works. It is recommended that this site be retained as Protected Open Space in LDP2.								
OVERALL SEA COMMENT	Mino reas	or 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 onably close to services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

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

Торіс	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

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	FLOR	Ą						
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N				Natterjack toads	Ν		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(	Other pi	otected species	Ν	M	larine Consultation 2	Zones	N
				Ancien	t/semi-natural woodland	N	•			_					
		Comme	ents: Th	ere are n	o designations affecting the	nis site									
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors					fragmentation due to the		s site	SV	X	Existing mature				+	
be affected by the development of the site -			which i	ncludes h	nedgerow to the southern	boundary				maintained, inc					
will it result in habitat fragmentation or										within any deve	elopment p	proposal in line	e with policy NE7.		
greater connectivity															
PLANNING OVERVIEW	The h	edgerow	to the s	outhern b	ooundary of the site shoul	d be retain	ed .								
SEA OVERVIEW	Provid	ded the h	edgerov	w to the s	outhern boundary of the s	ite are reta	ained th	ere are i	no SEA	issues			SEA SCORE:0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	ance (km	n)   1-5				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pat	ý Y h Y	Comme	ent: There are footpath	ns and cy	leways adja	acent	to the site				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			llage hall	1-5	Sports facilities	0-1	Hospita	alities	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	S	School n	ame: (	Primary Cargenbrid 28	ge					Secondar Maxwellto 337	,			
catchment. (October 2015). Distance from site (km)		Dista	ance: 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	Resid	ential de	evelopme	ent will help	to suppo	ort services and faciliti	es in the	area.		•	o the site providing easy access	o active tra	vel provisions.	
SEA OVERVIEW	The si	ite provi	des optic	ns for acti	ve travel	and development wou	ıld also s	upport loca	l facilit	ties and se	ervices resulting in positive	SEA Scor	E:+	

Site assessment question  Xelated SEA  Yes/No  Yes/No	Pre mitigation score score score witigation it appropriate	Post mitigation score Consultation required
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SEA impacts

			SOILS								
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 (The James Hutton Institute)	0	Х	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	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	Devel	opment	oment would result in the loss of prime agricultural land								
SEA OVERVIEW	The lo	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	С	Х	A Flood Risk Assessment (including top information) is required and any measu 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.	С	0	Development should connect to public s	sewer	0						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	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	С	0			0						
PLANNING OVERVIEW	extent	of the f	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 he 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. ufficient capacity for both waste water and water supply											
SEA OVERVIEW	Provid	ed all th	ne necessary mitigation measures are implemented there sho	uld be n	o SEA is	ssues	SEA SCORE:0							

Site assessment question	I SE	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		С	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										
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												
SEA OVERVIEW	There a	e are no known SEA issues SEA Score:0										

					МАТ	ERIAL ASSETS	8					
Is the site			vnfield		Comment: The s	ite is in agricultural i	use.					
		Gree	enfield	N								
Is the site vacant or derelict		N	ls i	t containe	ed within the Vacan	t and Derelict N Land Survey	0	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	greenfiel	d site		SV	X			Х	
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					0	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		Com	Pylons ment: The			irann pipeline N ts in relation to this	site		Shell oil pipeline N	Transco	pipeline	N

Site assessment question	Related SEA Topic	Yes/No			Comment		Information source	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
Will development of the site require consultation with any of the following bodies		Г	Air Traffic/NATS	N	MoD	N	Ca	rlisle Ai	rport N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		•	nt would result in the								054	0 V		
SEA OVERVIEW	i ne io	oss of (	greeniieia land wou	ia be a	a negative SEA impa	ICT					SEA	SCORE: X		
					ROAD	S/ACCESS								

	ROADS/ACCESS
Are there any vehicular access constraints or opportunities, can a suitable road access	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
be achieved, does the access affect a trunk	site has been subject of planning enquiries during the current LDP period including a proposal to take access across the Maxwelltown Cyclepath
road, is the road network capable of	from Maxwelltown Station Road (which did not gain either Council or Sustrans approval). My earlier consultation responses remain unchanged. The
accommodating traffic generated  PLANNING OVERVIEW	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.  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
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 EDI 2

			CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)		Rela	atively 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			dings should be built in such a way as to integrate solar gain a		•				
SEA OVERVIEW	There a techniq	re are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction iniques  SEA Score:+							

					CULTURAL HERITAG	ΞE					
Will the development of the site affect any of the following including their setting	L	Wo	Listed Building onservation Area orld Heritage Site chaeological site	N N	Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N	Comment:	No historic environment issues identified fo	or this site		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				S	V 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  Aelated SEA  Yes/No  Comment	Mitigation if appropriate	Post mitigation score Consultation required	
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						L	ANDSCAPE					
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	Roadside b	Roadside boundary hedgerow					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	town is spor	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.					X		X	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0		0	
PLANNING OVERVIEW										development occurs and does not relate to the pattern of derow should be retained	levelopm	nent in
SEA OVERVIEW	There a	are mi	nor SEA nega	tive impa	cts as de	evelopm	ent would be out of ch	aracter v	vith 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	Υ	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	Υ	
Are there any known restrictive covenants or ransom strips	Υ	
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	the o	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 levelopment 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 ding 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 2.
OVERALL SEA COMMENT	deve	r 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 lopment 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 sustainable construction techniques

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

Торіс	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

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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA .	AND FLO	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR N Local wildlife sites N Natterjack toads N C										Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR N Geodiversity Sites N Other protected species N Marine Consultation Zon											Zones	Ν
				Ancient/semi-natural woodland N											
		Comm	ents: T	here are no	designations affecting t	his 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 should be implemented, such as the use tree species in landscape schemes								+				
PLANNING OVERVIEW	There	are no k	known b	oiodiversity	issues affecting the site										
SEA OVERVIEW	There	are no k	known S	SEA issues	i.								SEA SCORE:0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 Dista	ance (kr	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Ĭ	ht of Wa Core pa Cycle pa	th Y	Comme	mment: The site is easily accessible and is located adjacent to footpaths and cycleways								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/v	illage hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary						Secondar	,	•		
(primary and secondary) for the site and what is the remaining capacity within the	S	chool na		St Ninians 137						Maxwellto 337	own High			
catchment. (October 2015). Distance from site (km)		Capa Dista		0-1						0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	1					GIS	0				0	
PLANNING OVERVIEW					•	to local services and to to local services and to the contract of the contract		•	nd cyc	cleways ad	ljacent to the site providing easy acc	cess to activ	e travel prov	isions.

Topic A Site assessment question  Xelated SEA Yellated SE	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:+

			SOIL	.s						
Will development of the site result in the		Υ	Soil classification 3.1 an	nd 3.2	C	Χ	The site is entirely prime agricultural land	×		
loss of the best quality agricultural land			(The James Hutton Institute)							
Would the development of the site result in		N		5	SV	0		0		
soil or coastal erosion (adjacent to the coast										
or includes steep slopes)										
Are there any contaminated soils issues on		N	No known previous use	C	2	0		0		
the site										•
Is the site on peatland and could the		N		(	<b>)</b>	0		0		
development of the site lead to a loss of	CF									
peat										
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land							
SEA OVERVIEW	The lo	e 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	Υ	There is a watercourse to the northern boundary	SV	Х	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.	С	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		С		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		С			0			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С			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  Ves/No  Yes/No  Yes/	Information source Pre mitigation score  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 is There is sufficient capacity for both waste water and water supply	ssues are satisfactorily resolved.
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	С	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			nfield	Y	Comment: The site is in agricult	ural use	e						
Is the site vacant or derelict		N	Is it o	Is it contained within the Vacant and Derelict N Land Survey						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 gr	reenfield	d site		SV	Х		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					0	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											

Pre mitigation Score Sco	ost mitigation ost mitigation ost mitigation ost mitigation core
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Are there any of the following servicing		Pylons N		Bord Gais Eirann	pipeline	e N	Shell	l oil pipel	line N			Transco pipeline	N
constraints that impact on the development of the site		Comment: There are no	o servi	cing constraints in re	lation t	o the site							
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N		Carlisle Airport	N	Co	al Authority	N	HSE	N
PLANNING OVERVIEW	Develo	evelopment would result in the loss of greenfield land											
SEA OVERVIEW	The los	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	,		dings should be built in such a way as to integrate solar gain		•	·							
SEA OVERVIEW	There ar technique	re are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction niques											

	CULTURAL HERITAGE													
Will the development of the site affect any		Listed Building	Z	Scheduled Monuments	Z	Com	nment: No historic environment issues identification	ed for this site						
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν									
	L	World Heritage Site	N	Inventory & Non-Inventory	N									
		Archaeological site	N	Garden or Designed Landscape										
Will the development of the site result in the	1				S	V	0		0					
opportunity to enhance or improve access	١													

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

					L	ANDSCAPE							
Is the site within or adjoining any of the	Is the site within or adjoining any of the NSAs N RSAs N Comment: There are no designations affecting this site												
following		Wi	Vild Land N TPOs N				e no des	ignation	is 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		N	TO EATHER THE	11.00			SV	0			0		
Will development of the site be well integrated visually with the existing settlement		?		ut will also extended ma an isolated ma vith the pattern	end into inner tha of exist	the open	SV	Х			X		
Are there any locally attractive views that will be impacted by development of the site		Ν					SV	0			0		
PLANNING OVERVIEW			in this location we of a 'rounding'		extensio	n into the open country	side in	a mann	ner that does not completely fit with the patt	ern of recent deve	lopmen	t which	
SEA OVERVIEW	There a	are neg	gative SEA impac	t as the site d	oes not	entirely fit with the dev	elopmer	nt patteri	n in this part of the town	SEA SCORE: X			

		PLANNING/EFFECTIVENESS ISSUES  Is the site situated within or adjacent to a settlement   V   The site lies outwith but adjacent to the settlement boundary									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ										
Are there any known restrictive covenants or ransom strips	Υ	cess 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	J										
OVERALL SEA COMMENT	in th	or 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 is 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 ainable construction techniques									

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

Торіс	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

20801100		
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 A	AND FL	.OR	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		C	Other pr	otected species	N	M	larine Consultation	Zones	N
			Ancient/semi-natural woodland Y												
		Comm	nents: T	here is and	cient woodland to the wes	tern bound	ary								
Are there any known invasive species within the site		N					C	nd	0					0	
							G	SIS							
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	There are no known biodiversity issues affecting the site													
SEA OVERVIEW	There	ere are no known SEA issues. SEA Score:0													

					POP	JLATION AND H	UMAN	HEALTH	ł					
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 Dist	ance (kn	n)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		tht of Wa Core pat Cycle pat	h N	Comme	nt: There are footpath	ns and a	cycleway so	ome d	listance fro	m the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/vi	llage hall	1-5	Sports facilities	1-5	Hospita	lities	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)	S		ame: (	Primary Calside 35 0-1						Secondar Dumfries 394 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 SEA OVERVIEW	The site is located some distance to local services. Residential development will help to support services and facilities in the area.  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		Υ	Soil classification 3.1 and 4.2 (The James Hutton Institute)	0	X	The majority of the site is prime agricultural land	Х			
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	С	0		0			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0			
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land							
SEA OVERVIEW	The lo	e 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.	С	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.	С	?		?					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith the waste water treatment works zone	С	?	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	РНН	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	С	?	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												

Site assessment question  Yes/No  Yes/	Source 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	С	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	0		0					
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0										

MATERIAL ASSETS													
Is the site		_	vnfield Y	Comment: The site is in agricultural	use								
Is the site vacant or derelict		N	Is it conta	ined within the Vacant and Derelict N Land Survey	0	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 greenf	ield site	SV	Х		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			0	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 pip	eline	N			

Site assessment question	Related SEA Topic	Yes/No	Comment						Pre mitigation score		Mitigation if appropr	iate	Post mitigation score	Consultation required
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		Ca	rlisle Airp	ort N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	ING OVERVIEW Development would result in the loss of greenfield land													
SEA OVERVIEW	The lo	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							

	CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)	T	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												
SEA OVERVIEW	There are technique	ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction  SEA Score:+										

				CULTURAL HERITAG	ЭΕ					
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Z	Co	omment: No historic environment issues identified	for this site		
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Z					
	_	World Heritage Site	Ν	Inventory & Non-Inventory	Ν					
		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 appropria	te	Post mitigation score	Consultation required			
opportunity to enhance or improve access to the historic environment												
PLANNING OVERVIEW	There	are n	o historic environment issues in relation to the site									
SEA OVERVIEW	There	There are no known SEA issues SEA Score: 0										

LANDSCAPE												
Is the site within or adjoining any of the following		Wi		N N	RSAs TPOs		Comment: The site i	s located i	in the	Solway Coast RSA		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Υ	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		Z	isolated	ne site would extend into the open countryside in an olated manner that does not fit with the pattern of isting development							X	
Are there any locally attractive views that will be impacted by development of the site		Y	visually	velopment on this eastern sloping site would be highly ually intrusive X							X	
PLANNING OVERVIEW	Develo	pment	in this loc	ation w	ould form an	extensio	n into the open country	/side in a	mann	er that does not fit with the pattern of development in this p	art of the	town
SEA OVERVIEW	There a	are neg	gative SE	A impa	ct as the site o	loes not	fit with the developme	nt 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	Υ	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	Υ									
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	cour tech inclu inclu	elopment would result in the loss of prime agricultural land and greenfield land. Development in this location would form an extension into the open atryside in a manner that does no fit with the pattern of development in this part of the town and would be highly visually intrusive. Although it may be nically 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 ision 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 ide this site in LDP2								
OVERALL SEA COMMENT	in th	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 developr n 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 gain hrough the use of solar gain and sustainable construction techniques								

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

Торіс	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

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 A	AND F	LOR	4					
Do any of the following biodiversity interests			ACs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this			INR	N	Local wildlife sites	N			N	Natterjack toads	N	Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		C	Other pr	otected species	N	Marine Consultation	Zones	N
				Ancient	semi-natural woodland	N								
		Comme	omments: 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				ial habitat ield site	fragmentation due to the	e loss of a		SV	Х		emented, s	ures to enhance biodiversity such as the use of locally native schemes	+	
PLANNING OVERVIEW	There	are no k	known b	iodiversity	issues affecting the site									
SEA OVERVIEW	There	are no k	nown S	SEA issues								SEA Score: 0		

				РО	PULATION AND H	IUMAN	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.	МА	N					SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Righ C	nce (km) 0 t of Way N ore path N vcle path N	Com	ment: There are footpath	ns and a	cycleway so	me d	istance fro	om the site			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		unity/village		Sports facilities	0-1	Hospital	lities	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)	S	chool nar Capad Distan	city: 85	,					Seconda Dumfries 394 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	0	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.		С	0		0			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0			
PLANNING OVERVIEW	Devel	velopment would result in the loss of prime agricultural land									
SEA OVERVIEW	The lo	oss of p	ss 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.	С	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.	С	?	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		С	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
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	can instigate a Growth project when the Devenuets their 5 Growth criteria  Early engagement with Scottish Water is received to discuss build out rates and to establish are investment at the WTW. As Scottish Water a for Growth they can instigate a Growth project Developer meets their 5 Growth criteria	ecommended 0 any potential are funded		
PLANNING OVERVIEW SEA OVERVIEW	extent There neces	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 tof 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 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 sary, mitigation measures put in place.  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	С	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								
PLANNING OVERVIEW	There a	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There a	re are no known SEA issues SEA Score: 0								

				MATERIAL ASSETS	3			
Is the site		nfield enfield	Υ	Comment: The site is in agricultural u	se			
Is the site vacant or derelict	N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х	X	

Site assessment question	Related SEA Topic	Yes/No		(	Comment				Information source	Pre mitigation score		Mitig	ation if approp	riate		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							0	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		Com	Pylons Y ment: A high volta	ge pov	Bord Gai verline cros			e N			Shell oil pip	peline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N		MoD	N		Cai	lisle Air	port N		Coal Authority	N		HSE	N
PLANNING OVERVIEW			of this site would e placemaking.	result in	n the loss o	f greenfie	eld land	. High vo	oltage po	werline	s cross the	site and ma	y be difficult to	ntegrate	into any desi	gn layout	to
SEA OVERVIEW	The lo	ss of gr	eenfield land and	impact	s caused by	the high	n voltag	e power	ines wo	uld be n	egative SEA	A 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 Mosspark, 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	Υ	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

	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 constru	uction.	
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction	SEA SCORE:+	
	techniques		

					CULTURAL HERITAG	ЭE						
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν	C	omment:	No historic environment issues identified	for this site		
of the following including their setting		Co	onservation Area	N	Inventory of Historic Battlefield	N						
	L	Wo	orld Heritage Site	Ν	Inventory & Non-Inventory	N						
		Ar	chaeological site	Ν	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 a	are no	historic environme	ent is:	sues in relation to the site							
SEA OVERVIEW	There a	are no	known SEA issue	S						SEA SCORE: 0		

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs	N N	Comment: There are	e no des	gnation	ns 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		Υ	Existing trees to housing and Ge edge to settleme	orgetown Ro		nclose existing ge of slope forms	С	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).	0	
Will development of the site be well integrated visually with the existing settlement		Υ	The site is reason existing develop				SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Υ				valley and though ssociated with open	С	Х		Х	
PLANNING OVERVIEW	Mature wide ar		to the northern bo	undary shoul	d be reta	ined. The site is reason	onably w	ell integ	grated visually with the built up part of the town but the site	is visible o	ver a
SEA OVERVIEW	There a	are ne	gative SEA issues	as the site is	visible c	over a wide area	•	•	SEA Score: X		

Site assessment question	Related SEA Topic Yes/No	form	urce b mitiga	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	Υ	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	Υ	
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	High layo reco	elopment 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.  I 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 put below the design standards required for good placemaking. The site would be visible over a wide area. A number of other sites have been memmended 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 recommended to allocate this site in LDP2.
OVERALL SEA COMMENT	wide	or 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 er 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 struction techniques

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

Торіс	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	x	xx

20801100		
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  Aelated SEA  Yes/No  Comment	Mitigation if appropriate	Post mitigation score Consultation required	
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					BIODIVERSITY,	FAUNA A	AND FLOR	A						
Do any of the following biodiversity interests		S	ACs	N	LNR	N			SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		NNF		N	Local wildlife sites	N			Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	protected species	otected species N		Marine Consultation Zones		N
			Ancient/semi-natural woodland N											
		Comm	mments: There are no designations affecting this site.											
Are there any known invasive species within the site		N	N J										0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Υ	potenti		e trees to the site bounda fragmentation due to the		GIS SV	Х	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	Provid	led the n	nature tr	rees within	the site are retained the	re are no SI	EA 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	ance (kı	m)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	` '			mment: 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	Com	- 7 1		1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	1-5	Bus stop	1-5
What is the education catchment area (primary and secondary) for the site and	S	School n		Primary Loreburn						Secondary Dumfries Academy				
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)				40 1-5						396 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						nity to local services a elp to support service					lys close to the site providing easy a	access to	active travel	
SEA OVERVIEW	The s	ite is lo	cated rea	asonably clo	se to loc	al services, provides o	options fo	r active tra	vel an	nd develop	ment would also support local S	EA Score	:+	

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

SOILS												
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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	С	0		0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0					
PLANNING OVERVIEW	PLANNING OVERVIEW There are no soils issues in relation to this site											
SEA OVERVIEW	There	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	Х	See below	Х					
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.	С	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	С	0	Private drainage may be an option subject to meeting SEPAs requirements.	0					
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	?	Outwith WwTW zone	С	?	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	Υ		С	0		0					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	Post mitigation	Consultation required			
supply						<u> </u>					
PLANNING OVERVIEW	alloca	gnificant 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 ocation. 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 nsider 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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Ν	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					0				
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0										

	MATERIAL ASSETS													
Is the site			vnfield enfield	Υ	Comment: The site is in agricultural us	е								
Is the site vacant or derelict		N	Is	it containe	d within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х		Х					
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				0	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			
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		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re		N nis site			Shell oil pi	peline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Cai	rlisle Airp	oort N	Co	oal Authority	N		HSE	N
PLANNING OVERVIEW		evelopment of this site would result in the loss of a greenfield land														
SEA OVERVIEW	The lo	oss 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 Councl'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	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.			Х	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		? Partly by existing development			0	incorporate energy efficiency measures in line with policies OP1f and OP2.			
PLANNING OVERVIEW	Any new	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 ar	re are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction niques							

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

Site assessment question	Related SEA Topic	Yes/No	Comment		source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
						earby si quired	tes indicate the possibility of prehistoric remains, evaluation v	ould be	
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 de	evelop	ment should be designed to limit any impacts on	the nearby lister	ed buil	ding. So	ome archaeological evaluation/mitigation will be required		
SEA OVERVIEW			t the design respects the listed building and its so orded there would be no further SEA concerns	etting and any a	archae	ologica	I features are evaluated/mitigated and SEA Score: 0		

					L	ANDSCAPE					
Is the site within or adjoining any of the following		۱۸/	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 esta			I vithin 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	the southern pa site forms a sm boundaries wo Development in only and theref	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			С	X		X	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW		Ithough adjacent to existing development the northern boundaries appear arbitrary and are not defensible being a small part of a larger field and development would ot reflect the road frontage character and pattern of development in this location									
SEA OVERVIEW	There a	are minor SEA issues in relation to the lack of defensible boundaries and the fit with development pattern and character at SEA Score:X									

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ										
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
OVERALL PLANNING COM	OVERALL PLANNING COMMENT  Development would result in the loss of greenfield land. The Flood Risk Management Team have objected in principle to the development risk grounds. This site would form a small extension to the settlement boundary. However, it currently forms part of a larger field and ther boundaries to the north and development would not reflect the road frontage character and pattern of development in this location. As a recommended to include this site in LDP2.							ensible
OVERALL SEA COM	There are significant negative SEA issues are identified due to flood risk. There are also minor negative SEA issues over the loss of a greenf of defensible boundaries to the site and development would not reflect the road frontage character and pattern of development in this location 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 sustainable construction techniques							

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

Торіс	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	x	xx

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		SAC	Cs N	LNR	N				SPAs	Ν	SSSIs	N	
affect or have connectivity to the site? (this		NN	IR N	Local wildlife sites	N			N	latterjack toads	N	Great Crested Newts	N	
includes any potential SACs and SPAs)		RAMSA	R N	Geodiversity Sites	N		Ot	her pro	otected species	N	Marine Consultation Zones	N	
			Ancien	t/semi-natural woodland	N								
		Commen	its: There are r	no designations affecting t	his site.								
Are there any known invasive species within the site		N				С		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			here is limited he road frontag	vegetation and an open, ee.	grassed area	to C		0			0		
PLANNING OVERVIEW	There	are no bio	diversity issue:	s in relation to this site.			<u>-</u>	<u> </u>					
SEA OVERVIEW	There	are no SE	no SEA issues SEA Score: 0										

					POP	ULATION AND H	IUMAN	HEALTH	1						
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 Dis	main building which forms an important visual element in the road frontage.  Distance (km) 0-1								pen area to the front of the main ained as an important amenity ar		ould 0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Core path N Cycle path N								otpaths and cycleways				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	/village hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	e) 0-1	Bus stop	0-1	
What is the education catchment area (primary and secondary) for the site and	S	chool r	ame:	Primary St Michaels	3					Seconda Dumfries	ry s Academy				
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			acity: ance:	7 0-1						396 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						to local services and to the will help to support s					ths and cycleways close to the si	te providing	easy access to	active	
SEA OVERVIEW				ed to local se positive SEA			tive trave	l and devel	opme	ent would a	also support local facilities and	SEA SCOR	E: +		

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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 urban (The James Hutton Institute)	0	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.	ossibility of contamination from previous uses C X A site investigation may be necessary and any measures identified should be implemented.								
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	0	?			?				
PLANNING OVERVIEW		•	potential for some contamination in relation to the sites previous									
SEA OVERVIEW	Provid	ded that	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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y		С	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	РНН	Y		С	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 appropriat	Post mitigation	score	Consultation required			
•	1	1			1	they can instigate a Crowth project wh	on the Davidoner					
						they can instigate a Growth project who meets their 5 Growth criteria.						
PLANNING OVERVIEW	extent There neces	of the is suff	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 perflood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. Ifficient capacity for both waste water and water supply but further investigation will be required to consider the impact on the overall networks and, if mitigation measures put in place.									
SEA OVERVIEW	Provid	rided 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	С	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		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	PLANNING OVERVIEW There are no known air quality issues in relation to the site									
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0									

	MATERIAL ASSETS												
Is the site			vnfield enfield	Υ	Comment: The site contains a large b	uilding in	hospital	use.					
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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		is is a brownfield site and there are existing hospital ildings within the site				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				0	0		0				

Site assessment question	Related SEA Topic	Yes/No		(	Comment			Information source	Pre mitigation score		Mitigatio	n if appropr	iate		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)  Are there any of the following servicing		n/a	Pylons N	ı	Bord Gais Eirar	nn pipeline	N			Shell oil pipe	line N			Transco pi	peline	N
constraints that impact on the development of the site		Con	nment: There a	re no serv	icing constraints in	relation to	this sit	e.			·			·		
Will development of the site require consultation with any of the following bodies			Air Traffic/NAT		MoD				rlisle Airp	ort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW			<u> </u>		would bring forwa		eld land									
SEA OVERVIEW	There	are SE	A benefits in the	ne redevel	opment of brownfi	eld 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 sho account solar orientation.	ould take into	+					
Is the site protected from prevailing winds		? Existing development offers some protection	SV	0	Sustainable design and construction technincorporate energy efficiency measures in policies OP1f and OP2.	line with	+					
PLANNING OVERVIEW	-		ildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are technique		positive SEA impacts that can be gained through designing for solar gain and including sustainable construction  SEA SCORE: +									

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		Listed Building Y Scheduled Monuments			The site includes a complex of listed bui						
of the following including their setting		Conservation Area N Inventory of Historic Battlefield	N (	development needs to be very carefully and sensitively considered in terms of							
	L	World Heritage Site N Inventory & Non-Inventory			g the more modern elements and provid		ting to the more				
		Archaeological site N Garden or Designed Landscape		historic elei	ments. Building recording mitigation wou	uld be required.					
Will the development of the site result in the		Y Conversion of the existing listed buildings would provide a	0	X	There is an opportunity to reflect this h		+				
opportunity to enhance or improve access	L	useful future life ensuring their long term retention			through the design elements of any de	evelopment	_				
to the historic environment					scheme.						
PLANNING OVERVIEW		posal should include for the careful re-use and conversion of the li nent the existing buildings and do not detrimentally impact on their			g with sympathetic and sensitively desig	ned new build elem	ents that				
SEA OVERVIEW		ded that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should in positive SEA impacts in helping to preserve built heritage assets for the future.									

	LANDSCAPE											
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no desi	gnation	s 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 is a large landscaping to			of open space and uilding	SV	X	Any redevelopment of the site should retain ar enhance both the open space and landscape p		+	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well and close to the		ouilt up (	parts of the town	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		Υ	The main buildi prominent featu	re in the stree	tscene	Ţ,	SV	X	Any development should avoid the road fronta retain and enhance these views.	J	+	
PLANNING OVERVIEW	Any pro	posed	development sh	ould respect th	e settin	g of the listed building	and ens	ure that	the open area to the road frontage is maintained	ed.		
SEA OVERVIEW	Provide	ed that	the open areas to	o the front of th	ne main	building are retained	there sho	ould be i	no SEA issue SEA	A SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is unallocated within the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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 SEA	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
strips							

strips									
Can the site be delivered within the LDP timeframe	Υ	he site would be expected to come forward for development during the plan period.							
OVERALL PLANNING COMMENT	build resid	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 ing 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 lential purposes. It is recommended that this site be included in LDP2.							
OVERALL SEA COMMENT		r positive SEA effects in the redevelopment of a brownfield site and the conversion of the vacant listed building within walking distance of existing ces and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques							

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

Торіс	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	x	xx

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SA	\Cs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	AR	N	Geodiversity Sites	N		С	ther pr	otected species	N	M	arine Consultation	Zones	N
				Ancien	t/semi-natural woodland	N									
		Comme	Comments: There are no designations affecting this site.												
Are there any known invasive species within the site		N	N					IS	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	Y There are a number of mature trees within the site.					V	X	X Any proposal should be assessed against policy NE7 and mature trees should be retained			0		
PLANNING OVERVIEW	The m	nature tree	es with	hin the site	should be retained.										
SEA OVERVIEW	Provid	ded the m	ature '	trees within	n the site are retained the	re are no SE	A issues						SEA SCORE: 0		

					POPU	JLATION AND H	IUMAN	HEALTH	1					
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	N			blicly acce	essible		SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	Distance (km) 0-1  Right of Way N  Core path N  Cycle path N					ated c	close to fo	potpaths and cycleways				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/villa	ge hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	9) 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)				mary ownhall						Seconda Dumfrie 394 1-5	,			
Is the site within or immediately adjacent to the core areas of the biosphere  PLANNING OVERVIEW	MA and B	N te is we	Il located o	lose to l	ocal servic	res and there are foo	atnaths an	GIS	0	e to the s	site providing easy access to activ	e travel prov	0	ntial
SEA OVERVIEW	develo	e 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 velopment will help to support services and facilities in the area.  e site is well located to local services, provides options for active travel and development would also support local facilities and  SEA SCORE: +												

T Related S E A S	Comment	Pre mitigation score score score accordance 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	0	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.		С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown		0	?		?				
PLANNING OVERVIEW			he west of the site is prime agricultural land.									
SEA OVERVIEW	Provid	ded that	ded 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.	С	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		С	0		0		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	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  Xelated SEA  Yes/No  Yes/No	Pre mitigation score score score witigation it 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

	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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	number of business and education uses										
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 a	re no	known air quality issues in relation to the site									
SEA OVERVIEW	There are no known SEA issues SEA Score: 0											

					MATERIAL AS	SSETS						
Is the site		_	vnfield enfield	Υ	Comment: The site is a forme vacant.	er large de	etached l	nouse ir	its own grounds which has most rec	ently been used by the N	IHS but	is now
Is the site vacant or derelict		Υ	ls i	t contain	ed within the Vacant and Derelic Land Surve	-	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		ould be ı	eld site and contains an existing le reused and converted as part of eme	_	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					0	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 pipelir	e N			Shell oil pipeline N	Transco p	ipeline	N

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score	Mitigation if appropriate				Post mitigation score	Consultation required
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	Traffic/NATS N MoD N Carlisle Airport N Coal Authority N						N		HSE	N		
PLANNING OVERVIEW		velopment of this site would bring forward vacant, brownfield land											•		
SEA OVERVIEW	There	re 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										

	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					
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	,		dings should be built in such a way as to integrate solar gain a			,					
SEA OVERVIEW		There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques  SEA Score: +									

			GE			
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments	N	Comment: The site lies within a non-inventory designed landscape and also within a
of the following including their setting		Conservation Area	Υ	Inventory of Historic Battlefield	Ν	conservation area. The main former house is a listed building and is now falling into
	l 1	World Heritage Site	N	Inventory & Non-Inventory	Υ	disrepair and many of its original features are believed to be in storage to facilitate
	_	Archaeological site	Ν	Garden or Designed Landscape		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.

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.	С	+	There is an opportunity to reflect this histori through the design of any new elements.	ric setting	++	
PLANNING OVERVIEW			osal should include for the careful re-use and conversion of the listed building along with sympathetic and sensitively designed new build elements that ent the existing buildings and do not detrimentally impact on their setting.						
SEA OVERVIEW		vided that the listed buildings are converted and any new build sympathetic and sensitive to their settings the this should ult in positive SEA impacts in helping to preserve built heritage assets for the future.							

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: There are no designations affecting the 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 matu				SV	X	Any proposal should be assessed against po and mature trees should be retained as a lan feature.		0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well	located within	the built	t 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 w Crichton estate		oss the s	site from the	С	X	Any development proposals should be sensit designed so as not to adversely impact on vie the Crichton estate.		0	
PLANNING OVERVIEW			re trees should b n three sides by		incorpo	rated into any develor	oment pro	oposal.	The site is visually well related to the existing b	ouilt up part of	the tow	n being
SEA OVERVIEW	Provide	ed that	the mature trees	are integrated	into an	y development going f	orward th	hen the	re should be no SEA issues.	A 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.

Site Ref: DFS.H238	Source of site suggestion:	Site history/previous planning	• • • • • • • • • • • • • • • • • • • •
Site name: land north of Summerville Avenue	Call For Sites	where applicable and approva	al date):
Settlement: Dumfries	Current use: Garage Court		
OS Grid Reference (Easting, Northing):	1	Existing LDP allocations/ des	ignations:
296479, 576550		No	
Site Size (ha): 0.27	Proposed use:	HMA: Dumfries	Date completed:
	Housing		Oct/Nov 2016

Торіс	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	x	xx

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  Xes/No  Yes/No  Yes/	Information source Pre mitigation score Ascore Consultation
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					BIODIVERSITY,	FAUNA A	AND FL	ORA	١						
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N		SS	SIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			N	latterjack toads	N		Great Crested No	wts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		С	ther pro	otected species	N	M	arine Consultation Zo	nes	N
				Ancien	t/semi-natural woodland	N									
		Comme	ents: T	here are r	no designations affecting t	his site									
Are there any known invasive species within the site		N					G	IS	0				1		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity					ill not result in the loss of wildlife corridor	habitat	S	V	0					)	
PLANNING OVERVIEW	There	are no b	oiodive	diversity issues relating to this site.											
SEA OVERVIEW	There	are no S	SEA iss	sues				<u> </u>					SEA SCORE: 0		

					POPI	JLATION AND H	IUMAN	HFAI TI	4					
					. 0. (									
Will the development of the site affect the		? T	ne site r	may be ι	used for in	formal recreation		SV	?				?	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.			<i>a</i> \	T										
Distance to nearest area of open space		Distanc	/	0-1		. = 1. 1. 1								
Are there any of the following within or	MA		of Way		Comme	nt: The site is easily	accessibl	e and is loc	cated o	close to fo	ootpaths and cycleways			
adjacent to the site and will development	or		e path											
impact on them	CF	,	e path											
What is the distance (km) to the following		Commu	nity/villa	ge hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	) 0-1	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)														
What is the education catchment area		-11		mary						Seconda				
(primary and secondary) for the site and	5	chool nam		urieknov	/e						Itown High Dumfries Ac	ademy		
what is the remaining capacity within the catchment. (October 2015). Distance from		Capacit								337	396			
site (km)		Distance	e: 0-1							1-5	0-1			
Is the site within or immediately adjacent to	MA		1											
the core areas of the biosphere	and	N						GIS	0				0	
· ·	В													
PLANNING OVERVIEW									nd cy	cleways c	close to the site providing easy ac	ess to active	travel provisi	ons.
	Reside	ential deve	opment	t will help	to suppo	ort services and facili	ies in the	area.						
SEA OVERVIEW						rovides options for a	ctive trave	and deve	lopme	ent would	also support local facilities and	SEA SCORE:	+	
	servic	es resulting	in posi	tive SE/	\ impacts									

Site assessment 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		N	Soil classification urban	0	0	0	
loss of the best quality agricultural land			(The James Hutton Institute)	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	U	
Are there any contaminated soils issues on the site		N	No known previous contaminative use.	С	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	0	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0	
PLANNING OVERVIEW	extent	of the f	ssibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and ide ing capacity for both waste water and water supply					
SEA OVERVIEW			ne necessary mitigation measures are implemented there sho	ould be n	o SEA is	SSUES 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	С	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 of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses.										
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site												
SEA OVERVIEW	There a	There are no known SEA issues SEA Score: 0											

						MATER	IAL AS	SETS									
Is the site			vnfield enfield	Υ	Co	mment: The site o	ontains a	garage o	court ser	rving ex	kisting dwelling	gs which wou	ıld appear to l	be mostly	/ vacant		
Is the site vacant or derelict		?	ls i	t contair	ned wit	hin the Vacant an Lar	d Derelict nd Survey		SV	?	The site is	possibly vac	ant.			?	
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		locks wi		and although the e site it is not expe			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							0	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		Com	Pylons ment: The		o servi	Bord Gais Eirar cing constraints in			е.		Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/	NATS	N	MoD	N		Car	lisle Air	rport N	Co	oal Authority	N		HSE	N

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	3					
What is the site aspect (e.g. N, W, etc.)		This is a flat site						0	1
Can the site make best use of solar gain		?	Possibly	SV	0	The layout and design should ensure s to create sustainable buildings in line w and OP2	solar gain and look vith policies OP1f	+	
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 te incorporate energy efficiency measures policies OP1f and OP2.		+	
PLANNING OVERVIEW	Any nev	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 HERITA	GE						
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν	Con	nment:	Nearby sites indicate the possibility of prehistoric re	mains, ev	aluatio	n would
of the following including their setting		C	onservation Area	N	Inventory of Historic Battlefield	Ν	be r	required	d.			
	_	Wo	orld Heritage Site	Ν	Inventory & Non-Inventory	Ν						
		Ar	chaeological site	Υ	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	Evalua	aluation may be required in respect of possible prehistoric remains.										
SEA OVERVIEW	Provide	ded 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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						L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs N RSAs N Comment: There are no designations affecting this site									
following		W	ild Land I	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 forming a			verge t	o the road frontage	SV	X	Any proposal should be assessed against policy NE7 and the mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		Υ	The site i	he site is well located within the built up part of the town.							+	
Are there any locally attractive views that will be impacted by development of the site		Ν						SV	0		0	
PLANNING OVERVIEW	PLANNING OVERVIEW There are attractive street trees which should be retained.											
SEA OVERVIEW	Provide	rovided 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	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	Υ	The site would be expected to come forward for development during the plan period								
OVERALL PLANNING COMMENT	facil inclu	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 ties. Further consideration will need to be given to resolving the conflicting issues of retaining the street trees and road safety. It is recommended to ide this site in LDP2								
OVERALL SEA COMMENT		or positive SEA effects in the redevelopment of a brownfield site within walking distance of existing services and facilities and benefits could be gained ugh the use of solar gain and sustainable construction techniques.								

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

Торіс	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

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  A selated SEA  Comment  Comment	Pre mitigation score score witigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA .	AND FLO	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			N	Natterjack toads	N		Great Crested	Vewts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Oth	ner pro	otected species	N	M	larine Consultation	Zones	N
		Ancient/semi-natural woodland N													
		Comm	ents: Tl	here are no	designations affecting t	his site.									
Are there any known invasive species within the site		N	C 0 and GIS										0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Υ	Potential habitat fragmentation due to the loss of a SV X Where approgreenfield site SV X where approscripts about the loss of a SV X where approximately ap						Where appropriat should be implem tree species in lar	ented, s	uch as the us	nce biodiversity se of locally native	+		
PLANNING OVERVIEW	There	are no k	known b	piodiversity	issues affecting the site										
SEA OVERVIEW	There	here are no known SEA issues. SEA Score: 0													

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	is a pla	y area to t		te is amenity space alern part of the site	nd there	SV	Х				X	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ance (kn ght of Wa Core par Cycle par	ný N th N	Comme	Comment: The site is easily accessible and is located					otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		- ,		0-1	Sports facilities	0-1	Hospita	alities	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	S		ame:	Primary Troqueer 55						Secondary Dumfries Academy 396				
catchment. (October 2015). Distance from site (km)	MA	Dista	ance: (	)-1				1		1-5			<u> </u>	
Is the site within or immediately adjacent to the core areas of the biosphere	and B	N						GIS	0				0	
PLANNING OVERVIEW	Resid	ential de	evelopme	ent will hel	p to supp	ort services and facilit	ies in the	area howe	ver it	would resu	ose to the site providing easy acces ult in the loss of open amenity space	).	<u> </u>	ons.
SEA OVERVIEW	The si	te is we	II located	to local s	ervices, p	provides options for ac	tive trave	and devel	opme	ent would a	also support local facilities and SI	EA Score	Ξ: +/X	

Topic SEA SEA Site assessment question	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

			SOILS						
Will development of the site result in the		N	Soil classification urban	0	0			0	
loss of the best quality agricultural land			(The James Hutton Institute)						
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.	С	X	Further information would be required bet development and any measures identified implemented		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	С	?			?	
PLANNING OVERVIEW	Any re	emedial	action identified in relation to contamination should be carried	d out pri	or to the	redevelopment of the site.			
SEA OVERVIEW	Provid	ded the	necessary mitigation measures in relation are carried out the	re shoul	d 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.	С	Х	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Combined sewer within the site	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0	
PLANNING OVERVIEW	extent	of the	ssibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id in capacity for both waste water and water supply					

Site assessment question  Yes/No  Yes/No	Pre mitigation score score score witigation it 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

	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	С	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	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	S				
Is the site			wnfield Y Comment: The northern part of the senfield Y the southern part of the site is open senfield.		nfield fo	orming garages(which may or may not be va	cant) and a parking area v	vhereas
Is the site vacant or derelict		?	Is it contained within the Vacant and Derelict N Land Survey	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 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		0	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		Com	Pylons N Bord Gais Eirann pipeline N nment: There are no servicing constraints in relation to the s	site		Shell oil pipeline N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score		Mitigation if appropriate				Consultation required
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Aiı	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW					of greenfield land bu										
SEA OVERVIEW	The lo									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													
Can the site make best use of solar gain		? Possibly, the site is relatively enclosed however				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 tech incorporate energy efficiency measures i policies OP1f and OP2.		+					
PLANNING OVERVIEW	-		dings should be built in such a way as to integrate solar gain a		-		ion.		_				
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		Listed Building	N	Scheduled Monuments	Ν	N Comment: No historic environment issues identified for this site							
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν	N							
	L	World Heritage Site	N	Inventory & Non-Inventory	N	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 appropria	te	Post mitigation score	Consultation required
opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There	are n	o historic environment issues in relation to the site						
SEA OVERVIEW	There	are n	o known SEA issues				SEA SCORE: 0		

	LANDSCAPE													
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs	N N	Comment: There are	e no des	ignation	s 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		N					SV	0			0			
Will development of the site be well integrated visually with the existing settlement		Υ	The site is well	he site is well located within the built up part of the town.							+			
Are there any locally attractive views that will be impacted by development of the site		N	out of the site.			from view into and	SV	0			0			
PLANNING OVERVIEW			is not prominent											
SEA OVERVIEW	There a	are no	SEA issues in rel	ation to this si	te					SEA SCORE: 0				

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ									
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										
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 gain through the use of solar gain and sustainable construction techniques. However here are minor negative SEA impacts in the loss of greenfield land an amenity open space.										

Site Ref: DFS.H241	Source of site suggestion: Call For Site	Site history/previous plannin where applicable and approv	
Site name: land north of Cairnsmore Crescent, Lochside		n/a	
Settlement: Dumfries	Current use: Vacant		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ des	signations:
295036, 577572		No	
Site Size (ha): 0.62	Proposed use:	HMA: Dumfries	Date completed:
	Housing		Oct/Nov 2016

Торіс	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

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	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		SA	\Cs	N	LNR	N				SPAs	N		Ş	SSSIs	N
affect or have connectivity to the site? (this		N	NR I	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested N	lewts	N
includes any potential SACs and SPAs)		RAMS	The second secon											N	
			Ancient/semi-natural woodland N												
		Comme	Comments: There are no designations affecting this site.												
Are there any known invasive species within the site		N					GIS C	S	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															
PLANNING OVERVIEW	There	are no bi	iodiversity is	sues rela	ating to this site				•					•	
SEA OVERVIEW	There	here are no SEA issues SEA Score: 0													

					POP	ULATION AND H	IUMAN	HEALT	1					
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		ll amenity		en grassed area used	for	SV	X	relativ	vurrent site includes no landscape vely nondescript. A landscaping s e provision within the site could over area	cheme and	open	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core par Cycle par	aý N th N	Comme	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	Comr		illage hall	1-5	Sports facilities	0-1	Hospita	alities		Local shops (convenience	9) 0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and	S	chool na	Primary Secondary ool name: St Ninians Maxwelltown High							,				
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)				137 D-1						337 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						to local services and t ort services and facilit			nd cyc	cleways c	lose to the site providing easy ac	cess to act	ve travel provision	ons.
SEA OVERVIEW											also support local facilities and sof open space provision of a	SEA Sco	RE: +	

' Ø	<b>σ</b>   ξ	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.

			SOILS					
Will development of the site result in the		N	Soil classification urban	0	0		0	
loss of the best quality agricultural land			(The James Hutton Institute)					
Would the development of the site result in		Ν		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use	С	0		0	
the site								
Is the site on peatland and could the		Ν		0	0		0	
development of the site lead to a loss of	CF							
peat								
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	С	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		С	0		0						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0						
PLANNING OVERVIEW	extent	of the f	ssibility of flood risk on this site. Any flood risk will need to be lood risk, demonstrate developable part (s) of the site and ide ing 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

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	С	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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW												

					MATERIAL ASSETS	;				
Is the site		Brow	vnfield		Comment: the site is a vacant, grasse	ed area.				
		Gree	enfield	Υ						
Is the site vacant or derelict		Υ	Is	it containe	ed within the Vacant and Derelict N Land Survey	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			ld site and there are no existing se 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				0	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		Com	Pylons		Bord Gais Eirann pipeline N servicing constraints in relation to this s	ito		Shell oil pipeline N	Transco pipel	ne N

Site assessment question	Related SEA Topic	Yes/No		(	Comment			Information source	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		•			~	_			•		an informal amenity purp				
SEA OVERVIEW			loss of greenfield l	and wo	ould be a negative S	EA imp	act bring	ging forw	ard this	vacant infill si	te would make efficient	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			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.		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.		in line with	+						
PLANNING OVERVIEW	-		lings should be built in such a way as to integrate solar gain				ion.				
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		Listed Building	Ν	Scheduled Monuments	Z	Comment: There are no historic environment issues in relation to this site.					
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Z						
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Z						
		Archaeological site	Ν	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access	L	N			S۱	0					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	e	Post mitigation score	Consultation required		
to the historie and incoment		1		1	1			1			
to the historic environment											
PLANNING OVERVIEW	PLANNING OVERVIEW There are no historic environment issues in relation to this site.										
SEA OVERVIEW	There	e are no SEA issues.  SEA Score: 0									

LANDSCAPE												
Is the site within or adjoining any of the following		W	NSAs N ld Land N	RSAs TPOs		Comment: There ar	e no desi	gnation	s 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		I by housing (a	lbeit ne	space surrounded eds to be planted to	С	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 buil	t up area of the town	SV	0		0		
Are there any locally attractive views that will be impacted by development of the site		Z	residential deve	elopment		eing enclosed by	SV	0		0		
PLANNING OVERVIEW												
SEA OVERVIEW			be negative SEA space were to be		ns of th	e loss of the open spa	ce but the	ere coul	ld be beneficial impacts if an improved SEA Score: +/>	(		

	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	Υ	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	Υ	The site would be expected to come forward for development during the plan period.									
OVERALL PLANNING COMMENT		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 ities. 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	as th	or negative SEA issues in the development of a greenfield site however it is currently vacant albeit used for informal recreation. Minor positive SEA efficiency is within walking distance of existing services and facilities, benefits could be gained through the use of solar gain and sustainable construction iniques and there could be benefits through an improved and enhanced open space within any development.									

Site Ref: DFS.H242	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date):					
Site name: land adjacent Alloway Avenue, Lochside		None					
Settlement: Dumfries	Current use: Open Space						
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:					
295526, 577277		Protected Open Space					
Site Size (ha):	Proposed use:	HMA: Dumfries Date completed:					
0.63	Housing	Oct/Nov 2016					

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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	BIODIVERSITY, FAUNA AND FLORA													
Do not of the fallenting his discount, interests		C A	\C-	NI I						CDA -	NI I		SSSIs	LNI
Do any of the following biodiversity interests affect or have connectivity to the site? (this			NR	N N	LNR Local wildlife sites	N N				SPAs Natterjack toads	N N	Great Crest		
includes any potential SACs and SPAs)		RAMS		N	Geodiversity Sites	N		(		rotected species	N	Marine Consultati		
<b>1</b>					t/semi-natural woodland	N			2 O i Pi		.,	amo concunat	2 231100	1
		Comme	ents: Th	nere are n	o designations affecting the	his site.								
Are there any known invasive species		N						C	0				0	
within the site								and GIS						
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					<u> </u>	Х	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes			<b>+</b>	
PLANNING OVERVIEW	There	are no bi	iodivers	sity issues	s in relation to this site.									
SEA OVERVIEW	There	are no S	EA issu	ues								SEA Score:		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 of oper	space	/ forms pa	rt of, and links to larg	ger areas	SV	X				X	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	tht of Wa Core pat	/ N n N	Comme	ent: The site is easily a	accessibl	e and is loo	ated o	close to fo	ootpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		munity/vi		0-1	Sports facilities	0-1	Hospita	alities	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	S	chool n	ame: L	· · · · · · · · · · · · · · · · · · ·										
catchment. (October 2015). Distance from site (km)		Dista	ance: C	-1						1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	l
PLANNING OVERVIEW	Resid	ential de	evelopme	nt will hel	p to suppo	o local services and to ort services and facilit arge continuous oper	ies in the	area. How	ever t	he site is	lose to the site providing easy access considered to be an important link, pr nfries.	to active roviding a	travel provision green corridor	ons.

Site assessment question  Yes/No  Yes/No	Pre mitigation score score score attitude attitu	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

	SOILS  Soil description   On   On   On   On   On   On   On												
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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	С	Х	Any measures identified should be implem	nented	0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0					
PLANNING OVERVIEW	Any re	emedia	l action identified in relation to contamination should be carried	d out prid	or to the	redevelopment of the site.							
SEA OVERVIEW	Provid	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.	С	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	С	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	С	0		0							
Is there sufficient capacity for the development to connect to the mains water	PHH	Υ		С	0		0							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	f appropriate				
supply				1				I	1		
PLANNING OVERVIEW											
SEA OVERVIEW	There	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	С	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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score:0											

MATERIAL ASSETS												
Is the site		Brov	vnfield		Comment: The site is amenity open spa	ace						
		Gree	enfield	Υ								
Is the site vacant or derelict		N	Is	Is it contained within the Vacant and Derelict N Land Survey					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	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				0	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		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required	
(paragraph 4.9)																
Are there any of the following servicing			Pylons N		Bord Gais Eirann					Shell oil pipe	line N			Transco	N	
constraints that impact on the development of the site		Cor	nment: There are n	o servi	cing constraints in r	elation to	the site	)								
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air <sub>l</sub>	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	pmen	t of this site would	result ir	the loss of a green	field land	d				•					•
SEA OVERVIEW	The lo	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		?	into account solar gain.		The layout and design should of buildings slinto account solar gain.	should take	+						
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	-		dings should be built in such a way as to integrate solar gain				n.						
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		Listed Building	N	Scheduled Monuments	N	Comment: No historic environment issues identified for this site						
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N							
	_	World Heritage Site	Ν	Inventory & Non-Inventory	Ν							
		Archaeological site	N	Garden or Designed Landscape								
Will the development of the site result in the	L	N			S	SV 0 0						

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

					L	ANDSCAPE						
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs	N N	Comment: There ar	e no des	ignation	s 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		Z					SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Υ	The site is well	located within	the buil	t 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	INING OVERVIEW The site is well located as an infill site surrounded by existing development.											
SEA OVERVIEW	There a	are no	SEA issues in re	ation to this si	te					SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	
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	risk	elopment 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 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 ature of north-west Dumfries. As a result, it is recommended to retain this site as Protected Open Space in LDP2.
OVERALL SEA COMMENT	ame	e 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 nity open space/ green corridor. However, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits could ained through the use of solar gain and sustainable construction techniques

Site Ref: DFS.H243	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Now where applicable and approval date):	S.
Site name: land north of Rankine Avenue, Lochside		None	
Settlement: Dumfries	Current use: Open Space		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:	
295449, 577622		Protected Open Space	
Site Size (ha):	Proposed use:	HMA: Dumfries Date completed:	
1.21	Housing	Oct/Nov 2016	

Торіс	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

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	FLOR/	4						
					,										
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		SSS	ils	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			1	Natterjack toads	N	Great	Crested Nev	rts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	Ν		С	ther pr	otected species	Ν	Marine Cons	sultation Zon	es	N
				Ancient	t/semi-natural woodland	N									
		Comm	ents: The	ere are n	o designations affecting t	his site.									
Are there any known invasive species		N						С	0				0		
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Υ	Potentia	al habitat	fragmentation due to the	loss of a		SV	Χ			ures to enhance biodive			
be affected by the development of the site -			greenfi	eld site								such as the use of locally	y native		
will it result in habitat fragmentation or										tree species in la	andscape	schemes			
greater connectivity															
PLANNING OVERVIEW	There	are no b	e no biodiversity issues in relation to this site.												
SEA OVERVIEW	There	are no S	SEA issu	ies								SEA Sc	ORE:0		

					POPU	JLATION AND H	IUMAN	HEALTI	1					
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	of ope	n space	forms par	rt of, and links to larç	ger areas	SV	X				Х	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tance (kr ght of Wa Core pa	ay N th Y	Comme	nt: The site is easily	accessibl	e and is loc	ated o	close to cy	cleways and a footpath lies adjacer	nt to the si	te	
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Cycle pa munity/v	th N rillage hall	0-1	Sports facilities	0-1	Hospita	alities	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	S	chool n	ame:	Primary Lochside 86						Seconda Maxwellt 337	rry cown High			
catchment. (October 2015). Distance from site (km)				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	Reside	ential d	evelopm	ent will hel	p to suppo		ies in the	area. How	ever tl	he site is o	lose to the site providing easy accest considered to be an important link, parties.			

Site assessment question  Ves/No  Yes/No  Yes/No	Information source Pre mitigation score at 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

			SOILS					
			SOILS					
Will development of the site result in the		N	Soil classification urban	0	0		0	
loss of the best quality agricultural land			(The James Hutton Institute)					
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use	С	0		0	
the site								
Is the site on peatland and could the		N	Unknown	0	?		?	
development of the site lead to a loss of	CF							
peat								
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.	С	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	С	Х	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	С	0		0	
Is there sufficient capacity for the	PHH	Υ		С	0		0	

Information Source Score Pre mitigat Score	S S   Q S
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 wou allocation. There is sufficient capacity for water supply and waste water.	uld be difficult to carry this site through into LDP2 as a housing
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	С	0		0						
What are the surrounding land uses and are there possible polluting uses nearby	PHH	H N The surrounding uses are residential, community centre SV 0 and open space											
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 a	are no	known air quality issues in relation to the site										
SEA OVERVIEW													

	MATERIAL ASSETS													
Is the site			vnfield enfield	· · · · · · · · · · · · · · · · · · ·										
Is the site vacant or derelict		N		it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х		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				0	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		
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		Com	Pylons N	o servi	Bord Gais Eirann cing constraints rela					Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Cai	rlisle Air	port N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		velopment of this site would result in the loss of a greenfield land e 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										

			CLIMATIC FACTORS	3						
What is the site aspect (e.g. N, W, etc.)  This is a level site  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 into account solar gain.	ld take	+		
Is the site protected from prevailing winds		Y	The site is well protected by existing development.	+	Sustainable design and construction techniques incorporate energy efficiency measures in line w policies OP1f and OP2.		+			
PLANNING OVERVIEW										
SEA OVERVIEW	SEA OVERVIEW There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques  SEA SCORE:+									

				CULTURAL HERITAG	βE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	N	Comment: No historic environment issues identified for this site
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	
	L	World Heritage Site	Ν	Inventory & Non-Inventory	N	
		Archaeological site	Ν	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 SEA OVERVIEW			b historic environment issues in relation to the site b known SEA issues			SEA Score: 0		

				L	ANDSCAPE						
Is the site within or adjoining any of the following	Wi	NSAs N	RSAs TPOs		Comment: There are	e no desi	ignation	s 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	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 buil	t 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 SEA OVERVIEW		ell located as an i SEA issues in re			existing development				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											

Site Ref: DFS.H244	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land south of Waverley Road, Lochside		None	
Settlement: Dumfries	Current use: Open Space		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:	
295339, 577868		No	
Site Size (ha):	Proposed use:	HMA: Dumfries Date completed:	
0.53	Housing	Oct/Nov 2016	

Торіс	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

8		
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 FLO	RA	١						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	Ν	Geodiversity Sites	N		0	ther pr	otected species	Ν	N	larine Consultation 2	Zones	N
		•	•	Ancient/	semi-natural woodland	N			•		•			•	
		Comm	nents: T	here are no	designations affecting t	his 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		ntial habitat ofield site	fragmentation due to the	loss of a	Gio	J	X	Where appropria should be implen tree species in la	nented, s	such as the us	nce biodiversity se of locally native	+	
PLANNING OVERVIEW	There	are no b	biodiver	rsity issues	in relation to this site.										
SEA OVERVIEW	There	are no S	SEA iss	sues									SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	not safe	guarded	rt of a lar in the LDI	ger area of open spac	e but is	SV	X				X	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ance (km ght of Wa Core pat Cycle pat	y N Comment: The site is easily accessible and is located close to footpaths and cycleways h N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		munity/vi		0-1	Sports facilities	0-1	Hospita	alities	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	S		ame: S acity: 1	37	/ Lochsic	de				3373	ry own High			
catchment. (October 2015). Distance from site (km)  Is the site within or immediately adjacent to	MA	Dist	ance: C	-1 						0-1				
the core areas of the biosphere	and B	N						GIS	0				0	
PLANNING OVERVIEW	Resid	ential d	evelopme	nt will hel	p to supp	ort services and facilit	ies in the	area howe	ver it	would also	ose to the site providing easy acces o result in the loss of open space.		·	ons.
SEA OVERVIEW	i ne si	ite is we	ii iocated	to local s	ervices, p	rovides options for ac	tive trave	i and devel	opme	ent would a	also support local facilities and SI	EA 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

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The James Hullott Institute)	SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown	0	?		?	
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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0	
PLANNING OVERVIEW	extent	of the f	ssibility of flood risk on this site. Any flood risk will need to be lood risk, demonstrate developable part (s) of the site and ide ing capacity for both waste water and water supply.					
SEA OVERVIEW	Provid	led all th	ne necessary mitigation measures are implemented there sho	uld be n	o SEA is	SSUES 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	С	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											
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site										
SEA OVERVIEW													

						MATERIA	L ASSE	TS						
Is the site			vnfield		Commen	t: The site is a	nenity ope	n spa	ice					
		Gree	enfield	Υ										
Is the site vacant or derelict		N	Is	t contain	ed within the	e Vacant and D Land S	erelict N Survey	١	0	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 g	reenfield	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							0	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		Com	Pylons nment: The			d Gais Eirann p onstraints relat					Shell oil pipeline N	Transco pip	peline	N

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score			Mitigation if appropr	iate		Post mitigation score	Consultation required
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air	port N		Coal Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW	Develo	•			n the loss of a green negative SEA impa					•	•		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							

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		<ul><li>Possibly, but the site is relatively enclosed</li><li>SV</li><li>The layout and design should of buildings should take into account solar gain.</li></ul>		s should take	+				
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	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		Listed Building N	Scheduled Monuments	N	Commer	nt: No historic environment issues identified for this site		
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		N		S١	/ 0		0	
opportunity to enhance or improve access	L							
to the historic environment								
PLANNING OVERVIEW	There a	are no historic environment iss	sues in relation to the site					

SEA Score: 0	SEA OVERVIEW	1
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LANDSCAPE												
Is the site within or adjoining any of the			NSAs N	RSAs	N	Comment: There ar	e no des	ignations	s affecting this site			
following		Wi	ild Land N	TPOs	N							
Will development of the site affect features		Ν					SV	0		0	)	
of landscape, cultural or aesthetic interest,												
including watercourses, landforms,												
trees/woodland or significant												
slopes/changes in level												
Will development of the site be well		Υ	The site is we	ell located within	n the buil	t up part of the town.	SV	+		+	+	
integrated visually with the existing												
settlement												
Are there any locally attractive views that		N					SV	0		0	)	
will be impacted by development of the site												
PLANNING OVERVIEW	The site	e is we	II located as ar	infill site surro	unded by	existing development	t.					
SEA OVERVIEW	There a	are no	SEA issues in	relation to this s	site					SEA SCORE: 0	·	

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	This site is unallocated within the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Υ							
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	requ	elopment 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 ired 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 inclusion in LDP2 which do not have such constraints. Any development proposal could be considered under the criteria of Policy H1.						
OVERALL SEA COMMENT		re 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 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 Ref: DFS.H245	Source of site suggestion: Call For site	Site history/previous planning applications, (ref. Nos. where applicable and approval date):				
Site name: land adjacent Syme Road, Lochside		None				
Settlement: Dumfries	Current use: Open space					
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ design	gnations:			
295867, 577793		Protected Open Space				
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:			
0.30	Housing		Oct/Nov 2016			

Торіс	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

20801100		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA .	AND FLO	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		0	ther pr	otected species	Ν	N	Marine Consultation 2	Zones	N
				Ancient	/semi-natural woodland	N									
		Comm	nents: T	here are no	designations affecting t	nis site.									
Are there any known invasive species within the site		N					C and	t	0					0	
							GIS	3							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y		ntial habitat ofield site	fragmentation due to the	loss of a			Х	Where appropria should be implen tree species in la	nented, s	such as the u	nce biodiversity se of locally native	+	
PLANNING OVERVIEW	There	are no b	biodiver	rsity issues	in relation to this site.										
SEA OVERVIEW	There	are no S	SEA iss	sues									SEA SCORE:0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	of open	space an		rt of, and links to, lar	ger areas	SV	X				X	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ance (km) tht of Way Core path Cycle path	N N	Comme	ent: The site is easily a	accessibl	e and is loc	ated o	close to foo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/vill		0-1	Sports facilities	0-1	Hospita	alities	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	S									Secondar Maxwellto 337 1-5	,			
site (km)  Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	ince. 0-					GIS	0	1-5			0	
PLANNING OVERVIEW SEA OVERVIEW	The si Reside	ential de	evelopmer	t will hel	p to suppo	ort services and facilit	ies in the	area. How	ever tl	he site is fo	ose to the site providing easy accessorms part of a larger area of amenity ent would also support local		ace.	ons.

Site assessment 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.

			SOILS					
Will development of the site result in the		N	Soil classification urban	0	0		0	
loss of the best quality agricultural land		<u> </u>	(The James Hutton Institute)	O) (				
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.	С	Х	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	0	?		?	
PLANNING OVERVIEW	Any re	emedial	action identified in relation to contamination should be carried	d out prid	or to the	redevelopment of the site.		
SEA OVERVIEW	Provid	ded the	necessary mitigation measures in relation are carried out ther	e should	be no	SEA scor	E: 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.	С	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		С	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	С	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	С	0		0	
PLANNING OVERVIEW	extent	of the	ssibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id ing capacity for both waste water and water supply.					

Related SEA Yes/No	our ce comment	Mitigation if appropriate  Mitigation if appropriate	Post mitigation score	
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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		Ν	There are no AQMA at present in the region	С	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	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW	W There are no known SEA issues SEA Score: 0										

					MATERIAL ASSETS	3				
Is the site		Brow	vnfield		Comment: This is amenity open space	е				
		Gree	enfield	Υ						
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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		Z	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				0	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		Com	Pylons ment: The		Bord Gais Eirann pipeline N servicing constraints related to this site			Shell oil pipeline N	Transco pipelin	e N

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score		Mitigation if appropriate				
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW			ment of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The lo	loss of greenfield land would be a negative SEA impact SEA Sco							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.)			is a level site but is likely to result in linear development on ast/ 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		Υ	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			dings should be built in such a way as to integrate solar gain a			•				
SEA OVERVIEW	SEA OVERVIEW There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques  SEA Score:+									

				CULTURAL HERITAG	ЭΕ					
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Z	Con	mment : No historic environment issues identified for	this site		
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Z					
	_	World Heritage Site	N	Inventory & Non-Inventory	Ν					
		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 appropria	te	Post mitigation score	Consultation required
opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There	are n	o historic environment issues in relation to the site						
SEA OVERVIEW	There	are n	o known SEA issues				SEA SCORE: 0		

					L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs N	RSAs		Comment: There are	e no desi	gnations	s affecting this site		
following		W	ild Land N	TPOs	Ν						
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	however develor separate this at which would the	The site is well located within the built up part of the town nowever 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.				+/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	e is we	ell located as an i	nfill site surrou	nded by	existing development	but wou	ld cause	e visual separation from the remaining area of open space		
SEA OVERVIEW	There a	are no	SEA issues in re	ation to this si	te				SEA Score: 0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ									
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	area	elopment 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. Such areas are safeguarded from development. Development to the road frontage would result in visual separation with the remaining open space to the and could result in amenity issues for residents. It is recommended that this area remain as Protected Open Space In LDP2								
OVERALL SEA COMMENT		e 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 isting services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques								

Site Ref: DFS.H246	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval	
Site name: land north of Green Court, Locharbriggs		None	
Settlement: Dumfries	Current use: Undeveloped		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298792, 580491		No	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
2.32	Housing		Oct/Nov 2016

Торіс	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	x	XX

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	AND FLOR	RA							
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			Natterjacl	k toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	r protected s	species	N	N	Marine Consultation 2	Zones	N
				Ancient/semi-natural woodland N											
		Comme	ents: Th	ents: 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 a greenfield site						should	d be impler	mented,		nce biodiversity se of locally native	+	
PLANNING OVERVIEW	There	are no b	oiodivers	ity issues	in relation to this site.										
SEA OVERVIEW	There	are no S	SEA issu	ies									SEA SCORE: 0		

					POP	ULATION AND H	UMAN	HEALTH	ł					
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 Dist	ance (kı	m)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		tht of W Core pa Cycle pa	ath N	Comme	ent: The site is easily a	accessible	e and is loc	ated o	close to foo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/\	village hall	0-1	Sports facilities	0-1	Hospita	lities	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	S	School n	Primary  name: Locharbriggs pacity: 278							Seconda Dumfries 394	,			
catchment. (October 2015). Distance from site (km)		Dista	ance:	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	Resid	ential de	evelopm	ent will help	to suppo	ort services and facilit	ies in the	area.			ose to the site providing easy access	s to active	e travel provision	ons.
SEA OVERVIEW	The si	ite is we	II locate	ed to local se	ervices, p	rovides options for ac	tive trave	I and devel	opme	ent would a	also support local facilities and SE	EA SCORE	:+	

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score 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		N	Soil classification urban (The James Hutton Institute)	0	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The James Hutton Institute)	SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	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	A 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.	С	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.	С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	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							

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> 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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	H 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 for residential development which would be compatible with surrounding uses.		0							
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site											
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0											

						MATER	IAL ASS	ETS								
Is the site		_	vnfield		Commer	nt: This site	s undevelor	oed scr	ubland							
		Gree	enfield	Υ												
Is the site vacant or derelict		N	ls	it containe	ed within the	e Vacant an Lar	d Derelict nd Survey	N	0	0					0	
Will development of the site minimise		N	This is a	greenfield	d site					Х					Х	
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							0	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		Com	Pylons nment: The			d Gais Eirar onstraints ir			Э.		Shell oi	I pipeline	N	Т	ransco pipelir	e N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score			Mitigation if appropr	iate	Post mitigation score	Consultation required
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	rlisle A	irport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW SEA OVERVIEW	Develo	evelopment of this site would result in the loss of a greenfield land ne 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	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  Burntscarthgreen. Again, this area of public open space lies outwith the application site. It should be noted that the junction of Burntscartgreen with Knowehead Road is the sole point of access for Burntscarthgreen, Green Court and Lochar Court and serves in excess of 190 dwellings. Roads								
accommodating traffic generated  PLANNING OVERVIEW	Officers are not in favour of any further development of this over-long cul-de-sac without a secondary point of access being provided.  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		Υ	Due to its south westerly aspect	SV	+	Where possible the layout and design should ensure solar gain and look to create sustainable buildings in I with policies OP1f and OP2	ne +					
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		Listed Building	N	Scheduled Monuments	Ν	С	Comment: No historic environment issues identified for this site						
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν								
	_	World Heritage Site	Z	Inventory & Non-Inventory	Ν								
		Archaeological site	Ν	Garden or Designed Landscape									
Will the development of the site result in the		N				SV	0 0						
opportunity to enhance or improve access	L												
to the historic environment													
PLANNING OVERVIEW There are no historic environment issues in relation to the site													

Site assessment question	Related SEA Topic	Comment	ource	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no known SEA issues	SEA Score: 0

					L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs N	RSAs		Comment: There are	e no desi	gnation	s affecting this site.		
following		W	ild 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		or residents. Su	uggest	ns providing access lower western area development	С	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	natural extension	on to the existing definable bound	ig hous daries a	nd would form a ing estates. The and would appear as ent	SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Z					SV	0		0	
PLANNING OVERVIEW	The site	e woul	d act as a natural	extension to the	ne town	and has definable bo	undaries				
SEA OVERVIEW	There a	ere 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	Υ	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	Υ										
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	furth reso	elopment 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 er 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 lived and as a result, it is not recommended to include this site in LDP2.									
OVERALL SEA COMMENT		e 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 ices and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques									

Site Ref: DFS.H247	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval	
Site name: land west of Auchencrieff Road, Locharbriggs		None	
Settlement: Dumfries	Current use: Open space		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298912, 580024		Protected Open Space	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
1.16	Housing		Oct/Nov 2016

Торіс	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

Legerius		
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 FLO	RA							
Do any of the following biodiversity interests		S/	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NR	N	Local wildlife sites	N			N	atterjack toads	N		Great Crested I	Vewts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Othe	er pro	tected species	N	Ma	rine Consultation 2	Zones	Ν
				Ancient/semi-natural woodland N											
		Comm	ents: Th	nere are no	designations affecting t	his site.									
Are there any known invasive species within the site		N	C 0 and							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	There are no biodiversity issues in relation to this site.													
SEA OVERVIEW	There	are no S	SEA issu	ues									SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTI	Н					
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	of o		he site currently forms part of, and links to, larger areas f open space								Х		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig (	ance (km) ht of Way Core path cycle path	N N	Comme	Comment: The site is easily accessible and				le 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	Comr	nunity/villa		0-1	Sports facilities	0-1	Hospit	alities		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)	S		me: Lo	city: 278						Seconda Dumfries 394 1-5	,			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	nce: 0-	<u> </u>				GIS	0	1-5			0	
PLANNING OVERVIEW	Reside	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. idential 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.									ons.			
SEA OVERVIEW											ent would also support local s a result of the loss of open	SEA SCOR	E: +/X	

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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space and a green corridor.

SOILS													
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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.	С	0		0						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0						
PLANNING OVERVIEW	Devel	opment	of the site may result in soil erosion due to the steepness of t	the slope									
SEA OVERVIEW	There	e 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.	С	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		С	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	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ	There is a 1.5mm water main on the north edge of the site	С	0		0	
PLANNING OVERVIEW			ssibility of flood risk on this site. Any flood risk will need to be lood risk, demonstrate developable part (s) of the site and ide					

Site assessment question  Yes/No  Yes/No	Post mitigation	score Consultation required
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1		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	С	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 a	are no	known air quality issues in relation to the site											
SEA OVERVIEW														

MATERIAL ASSETS												
Is the site			nfield nfield	Y	Comment: The site is amenity oper	space						
Is the site vacant or derelict		N			ed within the Vacant and Derelict N Land Survey	0	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		Z	This is a (	greenfield	d site	SV	X			X		
Does the site have existing and potential mineral extraction		Z				GIS	0			0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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 pipe	line	N

Site assessment question	Related SEA Topic	oN/səY		Comment				source	Pre mitigation score	Mitigation if appropriate				Post mitigation score	Consultation required
constraints that impact on the development of the site		Coi	mment: There are r	nment: 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	raffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N							N				
PLANNING OVERVIEW	Devel	evelopment of this site would result in the loss of a greenfield land													
SEA OVERVIEW	The lo	oss 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								

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			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	Х	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		here are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction chiques							

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	e	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 are n	o historic environment issues in relation to the site	SV	0			0	
PLANNING OVERVIEW SEA OVERVIEW		There are no known SEA issues  SEA Score: 0							

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no des	ignation	ns 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		N		e and gradient	within t	oography of the area he site and would	SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y		on. It is unlike	ly that d	nd would form a levelopment would or create good	С	?	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 sub	ostanti	al engineering wo	orks required t	o devel	op this site would impa	ct on the	e 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	Υ	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	Υ							
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	safe	elopment 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 guarded from development. Development of the site would require substantial engineering works and, due to the nature of the site, may not positively ess existing development. As a result, It is recommended that this are remain as Protected Open Space In LDP2						
OVERALL SEA COMMENT	conc	e 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 erns, 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 ar gain and sustainable construction techniques						

Site Ref: DFS.H248	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval	
Site name: Iand west of Burntscarthgreen, Locharbriggs		None	
Settlement: Dumfries	Current use: Open Space		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298849, 580281		Protected Open Space	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
0.70	Housing		Oct/Nov 2016

Торіс	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

Legerius		
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 FLOR	RA							
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		,	SSSIs	N
affect or have connectivity to the site? (this		١	NR	N	Local wildlife sites	N			Natte	rjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	r protect	ed species	N	N	larine Consultation	Zones	N
			Ancient/semi-natural woodland N												
		Comm	ments: There are no designations affecting this site.												
Are there any known invasive species within the site		N	C 0 and GIS										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		ial habitat ield site	fragmentation due to the	SV	Х	<ul> <li>Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes</li> </ul>			+				
PLANNING OVERVIEW	There	are no b	piodivers	sity issues	in relation to this site.										
SEA OVERVIEW	There	re are no SEA issues SEA Score: 0													

					POP	ULATION AND H	IUMAN	HEALTH	1					
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		n space	forms pa	rt of, and links to, lar	ger areas	SV	X				X	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ght of Wa Core pa	aý N th N	Comme	ent: The site is easily a	accessibl	e and is loc	ated	close to fo	otpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall 0-			Sports facilities	0-1	Hospita	alities	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	S		ol name: Locharbriggs Dun rapacity: 278 394					Seconda Dumfries 394 1-5	,					
site (km)  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	Reside	ential de	evelopm	ent will hel	p to supp	ort services and facilit	ies in the	area. How	ever t	he site is f	lose to the site providing easy acces forms part of a larger area of amenit ent would also support local S		ace.	ons.

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score 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.

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

			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.	С	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		С	0	Appropriate buffer to watercourse as required	0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Foul and surface sewers within site	С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ		С	0		0					
PLANNING OVERVIEW												

Related SEA Yes/No	our ce comment	Mitigation if appropriate  Mitigation if appropriate	Post mitigation score	
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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	С	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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	are no known SEA issues SEA Score: 0										

					MATERIAL AS	SETS						
Is the site			vnfield enfield	Υ	Comment: The site is amenity	open sp	ace					
Is the site vacant or derelict		N	Is	Is it contained within the Vacant and Derelict N Land Survey				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	greenfie	ld site		SV	Х			Х	
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					0	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		Com	Pylons ment: The		Bord Gais Eirann pipeline servicing constraints in relation to		э.		Shell oil pipeline N	Transco pi	peline	N

Site assessment question	Related SEA Topic	Yes/No	Comment					Information source	Pre mitigation score	Mitigation if appropriate				Post mitigation score	Consultation required
•															
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS		MoD	N		Ca	rlisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opmen	t of this site would	result ir	n the loss of a green	field land									
SEA OVERVIEW	The lo	The loss of greenfield land would be a negative SEA impact  SEA Score: X													

	ROADS/ACCESS  Are there any vehicular access constraints. This site does not abut an adopted public road though does abut an adipport site. DES H240. There would appear to be scope to access this site.										
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 Burntscarthgreen, 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 ne	w buil	dings should be built in such a way as to integrate solar gain	and sust	ainability	y measures into their design and construction.							
SEA OVERVIEW		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction hniques  SEA Score: +											

CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comme	nt: No historic environment issues identified for this site				
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N	l l					
		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			S	V 0		0			

Topic A Site assessment question  Xelated SEA Yellated SE	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

					L	ANDSCAPE						
Is the site within or adjoining any of the following	-	Wi	NSAs N ild Land N	RSAs TPOs		Comment: There ar	re no des	signations	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	Access to the s which would vi			ificant earthworks	С	X			X	
Will development of the site be well integrated visually with the existing settlement		Y		on to the exist	ing hous	nd would form a sing estates and development	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0			0	
PLANNING OVERVIEW			d act as a natura		the towr	1						
SEA OVERVIEW	There a	re no	known SEA issu	es						SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ											
Are there any known restrictive covenants or ransom strips	Ν											
Can the site be delivered within the LDP timeframe	Ν	Due to road network issues										
OVERALL PLANNING COMMENT	LDP long large Ope	elopment 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 2 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-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 area of Protected Open Space. Such areas are safeguarded from development. As a result, it is recommended that this area remains as Protected Space In LDP2										
OVERALL SEA COMMENT	spac	ificant 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 e, 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 gain and sustainable construction techniques										

Site Ref: DFS.H249	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval	• •
Site name: west of Lochar Court, Locharbriggs		None	
Settlement: Dumfries	Current use: Open space		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298892, 580355		Protected Open Space	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
0.26	Housing		Oct/Nov 2016

Торіс	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

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  Verial Selection  Site assessment question  Site assessment question	Score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVEDCITY		ND EL OF	. A							
BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		S	ACs	N	LNR	Ν				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			N	atterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		Othe	er pro	tected species	N	M	arine Consultation	Zones	N
				Ancient/	semi-natural woodland	N									
		Comments: There are no designations affecting this site													
Are there any known invasive species		N					С	0		0					
within the site							and GIS								
Will habitat connectivity or wildlife corridors		Υ			trees to the site bounda		SV X Existing mature trees should be retained, maintained				+				
be affected by the development of the site –					ragmentation due to the	loss of a				incorporated an					
will it result in habitat fragmentation or			greenf	field site						development pro	oposal in	line with policy	y NE7.		
greater connectivity															
PLANNING OVERVIEW	The m	ature tre	ees with	nin the site s	should be retained.										
SEA OVERVIEW	Provid	led the r	mature t	trees within	the site are retained the	re are no SE	A issues						SEA SCORE: 0		

					POPU	JLATION AND H	IUMAN	HEALTI	1					
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		The site currently forms part of, and links to, larger areas SV X of open space										X	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Righ C	t of Way ore path	N N	Comme	mment: 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		unity/villa		0-1	Sports facilities	0-1	Hospita	alities	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	S	chool nai Capad	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2							Secondary Dumfries High 394				
catchment. (October 2015). Distance from site (km)		Distar	ice: 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											ose to the site providing easy acces orms part of a larger area of amenit			ins.

Site assessment question  Ves/No  Yes/No  Comment	Information source Pre mitigation score		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

SOILS											
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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.	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	O 0 0									
PLANNING OVERVIEW	PLANNING OVERVIEW There are no soils issues in relation to this site										
SEA OVERVIEW	There	nere 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.	С	х	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Foul and surface sewers within site	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0	
PLANNING OVERVIEW	There	is a pos	ssibility of flood risk on this site. Any flood risk will need to be	fully inve	stigated	by the landowner/developer as part of the FRA which will as	scertain	the

Site assessment question  Xelated SEA  Yes SITE A SEA  Comment	Pre mitigation score score at the score score score at the score at th	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 is There is sufficient capacity for both waste water and water supply	ssues are satisfactorily resolved.
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	С	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.									
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0									

	MATERIAL ASSETS											
Is the site			vnfield enfield	Y	Comment: The site is amenity open space							
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х		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				0	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	l oil pipel	ine N			Transco pipeline	N
constraints that impact on the development of the site		Comment: There are no	omment: 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	Co	oal Authority	N	HSE	N
PLANNING OVERVIEW	Develop	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The los	oss 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 Burntscarthgreen but is steeply graded with mature landscaping. It should be noted that the junction of Burntscartgreen with Knowehead Road is the sole point of access for Burntscarthgreen, 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-desac 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	Х	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 ne	w buil	dings should be built in such a way as to integrate solar gain a	and susta	ainability	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									

	CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building	Z	Scheduled Monuments	Ν	Comment: No historic environment issues identified for this site						
of the following including their setting		Conservation Area	Z	Inventory of Historic Battlefield	Ν							
	L	World Heritage Site	Ν	Inventory & Non-Inventory	N							
		Archaeological site	Ν	Garden or Designed Landscape								
Will the development of the site result in the	1	N			S	SV 0 0						
opportunity to enhance or improve access	_											

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

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs	N N	Comment: There are	e no des	ignation	s 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		Υ	visual and ame steep slope dro open space. Do earthworks and cutting open sp safety and ame	enity feature in to opping from the evelopment wood would be detripace off from wi enity value.	he area road to uld requ mental der con	to the setting, nmunity, reducing	С	XX	Not considered suitable for development	nt	XX	
Will development of the site be well integrated visually with the existing settlement		Υ		on to the existir	ng hous	nd would form a ing estates and development	SV	+			+	
Are there any locally attractive views that will be impacted by development of the site		N			-		SV	0			0	
PLANNING OVERVIEW			ains a steep sloperimental to the se			ich form an important	feature v	within the	e area. Any development would require ex	xtensive engineeri	ng works	which
SEA OVERVIEW	There v		-	A negative impa	acts on	the setting of the loca	l area du	ie to loss	s of mature trees and significant	SEA SCORE: XX	(	

	PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement	Υ	This site is designated as Protected Open Space within the settlement boundary										
boundary within the LDP												
Have all landowners been identified and have they agreed to disposal/development of the site	Υ											
Are there any known restrictive covenants or ransom strips	N											
Can the site be delivered within the LDP timeframe	Ν	Due to road network issues										
OVERALL PLANNING COMMENT	furth resc area area	elopment 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 per 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 alved. Development would result in the loss of mature trees and require significant engineering works which would detrimentally impact on the setting of the an 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 a remains as Protected Open Space In LDP2										
OVERALL SEA COMMENT	gree	dificant 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 senfield site and amenity open space, however, there are positive SEA effects as the site is relatively close to existing services and facilities and benefits do 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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Site Ref: DFS.H250 Site name: Craigs Road	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval None	
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298403, 575218		No	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
0.99	Housing		Oct/Nov

Торіс	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

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 A	ND FLOR	A						
Do any of the following biodiversity interests		S	ACs	N	LNR	N			SPAs	N		S	SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			Natterjack toads	Ν		Great Crested N	lewts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N	(	Other p	rotected species	Ν	Marine	Consultation Z	ones	N
				Ancient	/semi-natural woodland	N								
		Comm	nents: Tl	here are n	o designations affecting t	his 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		tial habitat field site	fragmentation due to the	loss of a		X		emented, s	sures to enhance bi such as the use of l e schemes		+	
PLANNING OVERVIEW	There	are no b	biodiver	sity issues	relating to this site.									•
SEA OVERVIEW	There	are no S	SEA iss	ues							SE	A SCORE:0		

					POP	JLATION AND H	IUMAN	HEALTH	1					
Will the development of the site affect the		N						SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space			ance (k	,	_									
Are there any of the following within or	MA		ht of W		Comme	nt: The site is easily a	accessible	e and is loc	ated a	adjacent to	cycleways and footpaths			
adjacent to the site and will development	or		Core pa											
impact on them	CF		Cycle page											
What is the distance (km) to the following		Comr	munity/	village hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)									1	<u> </u>				
What is the education catchment area				Primary						Seconda				
(primary and secondary) for the site and	S	chool na		St Michaels	3						Academy			
what is the remaining capacity within the			acity:	7						396				
catchment. (October 2015). Distance from site (km)		Dista	ince:	0-1						1-5				
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW									nd cy	cleways a	djacent to the site providing easy ac	cess to act	ive travel prov	isions.
	Reside	ential de	evelopn	nent will help	to suppo	ort services and facilit	ies in the	area.						

Site assessment question  Kes/No  Yes/No  Comment	Nitigation if appropriate  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:+

			SOILS						
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification 3.1 (The James Hutton Institute) and 3.2	0	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					
Are there any contaminated soils issues on the site		N	No known previous use.	С	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	Devel	opment	would result in the loss of prime agricultural land						
SEA OVERVIEW	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	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	?	Outwith WwTW zone	С	?	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	Υ		С	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			T					
development to connect to the mains water supply								
PLANNING OVERVIEW			tigation will be required to consider the impact on the overall					
SEA OVERVIEW	Provid	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	С	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	N The surrounding uses are residential, agriculture and a SV 0 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 a	are no	known air quality issues in relation to the site						
SEA OVERVIEW	There a	are no	known SEA issues			SEA Score: 0			

					MATERIAL ASSETS				
Is the site			nfield		Comment: The site is in agricultural us	se			
		Gree	nfield	Υ					
Is the site vacant or derelict		N	Is it	containe	d within the Vacant and Derelict N Land Survey	0	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	d 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				0	0	0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No		C	Comment			Information source	Pre mitigation score		Mitigatio	n if appropr	iate		Post mitigation score	Consultation required
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		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re			e		Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Airp	oort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW		Development would result in the loss of greenfield land														
SEA OVERVIEW	The lo	ss of g	reenfield land woul	d be a	negative SEA impac	ct							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 FACTO	RS				
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	Х	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	-		dings should be built in such a way as to integrate solar g			·		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				CULTURAL HERITAG	ЗΕ						
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Z	С	comment: No historic environment issu	ies identified	d for this site		
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	Z						
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Ν						
		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	PLANNING OVERVIEW There are no historic environment issues in relation to the site										
SEA OVERVIEW	SEA Overview There are no known SEA issues SEA Score: 0										

			LANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: There are	e no designation	ns 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	Hedgerow to eastern boundary	X	Any proposal should be assessed agains and hedgerow should be retained	st policy NE7	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	Х			Х	
Are there any locally attractive views that will be impacted by development of the site		Υ	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	Develo	pment	would not be visually well integrated with the existing town as would impact on the rural setting and character of this locatic requirements at this time.					
SEA OVERVIEW	There a	are mir	nor SEA issues in relation to the landscape impacts and lack	of defensible bo	undaries at this location	SEA SCORE: X		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement	Υ	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
boundary within the LDP			T					1
Have all landowners been identified and have agreed to disposal/development of the site	they	Y						
Are there any known restrictive covenants or strips	ransom	N						
Can the site be delivered within the LDP time	frame	Υ						
OVERALL PLANNING COM	MENT	with and tech inclu	out road widening works being carried out. Development wo are not defensible being a small part of a larger field. Development possible to develop this site, it is not required to mee usion in LDP2 which are considered to provide a more approached this site in LDP2.	uld not b opment v housing priate pa	e visual vould im g land re attern of	field site. Roads officers would not be in favour of developmer ly well integrated with the existing town and the boundaries a spact on the rural setting and character of this location. Althou- equirements at this time. A number of other sites have been re development and expansion of the town at this time. It is not a	ppear ar igh it mag commen ecomme	rbitrary ny be nded for ended to
OVERALL SEA COM	MENT	of d				ral land and landscape impacts on the rural setting and charac g services and facilities and benefits could be gained through t		

Site Ref: DFS.H251	Source of site suggestion: Call for Site	Site history/previous planning applications, (ref. Nos where applicable and approval date):					
Site name: land SW of Solanus, Craigs Road		Two areas to the western part consent in total for 7 dwellings 15/P/3/0398). No application to	(14/P/3/0152 and				
Settlement: Dumfries	Current use: Agriculture/undeveloped	16/1 / 6/ 6666). No application to	o and dation part of the one				
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ de	signations:				
298266, 575291		No	_				
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:				
1.92	Housing		Oct/Nov 2016				

Торіс	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

Legerius		
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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA	AND	FLORA	4						
Decree of the fellowing his discounts in the second			) A O -	NI T						ODA -	N.I.			2001-	N.
Do any of the following biodiversity interests affect or have connectivity to the site? (this			SACs NNR	N N	LNR Local wildlife sites	N N				SPAs Natterjack toads	N N		Great Crested I	SSSIs	N N
includes any potential SACs and SPAs)		RAM		N	Geodiversity Sites	N				otected species	N	N/	Marine Consultation 2		
		1 CAIVI	O/ II C		nt/semi-natural woodland	N			ziner pr	otootoa apooloa	- 11	ıv	idinio Consultation 2	_01103	14
		Comm	nents: 1		no designations affecting t	his site.									
Are there any known invasive species		N			-			С	0					0	
within the site								and							
Will habitat connectivity or wildlife corridors		V	Poter	ntial hahita	t fragmentation due to the	loss of a		GIS	X	Where appropri	iata maas	ures to enhar	nce hindiversity		
be affected by the development of the site –		l .		nfield site	a nagmentation ade to the	1000 01 0							se of locally native	т	
will it result in habitat fragmentation or										tree species in	landscape	schemes	,		
greater connectivity															
BLANNING OVERVIEW	There	are no	hiodive	reity ieeua	s relating to this site.										
PLANNING OVERVIEW					s relating to this site.								05400000		
SEA OVERVIEW	Inere	are no	SEA IS	sues									SEA SCORE: 0		

					POP	ULATION AND F	IUMAN	HEALTH	l					
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 Dist	ance (kr	n)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core pa Cycle pa	aý N th Y	Comme	ent: The site is easily a	accessibl	e and is loca	ated a	adjacent to	o cycleways and footpaths			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/v	illage hall	1-5	Sports facilities	0-1	Hospita	lities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and	0	ahaal a	Primary						Seconda	,				
what is the remaining capacity within the		chool na Capa								Dumfries Academy 396				
catchment. (October 2015). Distance from site (km)				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						to local services and to ort services and facilit			nd cyc	cleways ac	djacent to the site providing easy ac	cess to a	ctive travel pro	visions.

Site assessment question	Related SEA Topic	Comment	ource	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:+

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.2 and urban (The James Hutton Institute)	0	Х	Eastern part of the site is prime agricultural land	Х	
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.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	?		?	
PLANNING OVERVIEW		•	would result in the loss of prime agricultural land		•			
SEA OVERVIEW	The lo	ss of pr	rime agricultural land would be a negative SEA impact			SEA Scor	RE: 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	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	С	0		0	
PLANNING OVERVIEW	There	are no	water issues in relation to this site. There is sufficient capacit	y for both	waste	water and water supply		

SEA OVERVIEW There are 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	С	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 a	are no	known air quality issues in relation to the site										
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0											

					MATERIAL ASS	ETS					
Is the site		Brov	vnfield		Comment: The site is undevelop	ed/ agi	ricultura				
		Gree	enfield	Υ		_					
Is the site vacant or derelict		?	Is	it containe	ed within the Vacant and Derelict Land Survey	N	0	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	a greenfiel	d 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					0	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		Com	Pylons ment: The		Bord Gais Eirann pipeline servicing constraints in relation to t		9		Shell oil pipeline N	Transco pipe	ine N

Site assessment question	Related SEA Topic	Yes/No	Comment						Mitigation if appropriate					Consultation required
of the site														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N		Ca	rlisle Air <sub>l</sub>	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		pment would result in th												
	The lo	e 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	Х	Where possible the layout should ensure solar gain an look to create sustainable buildings to take account of solar orientation.	0							
Is the site protected from prevailing winds		Y	Y The site is protected by topography			Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2.	+							
PLANNING OVERVIEW	Any nev	w buil	dings should be built in such a way as to integrate solar gain a	and susta	ainability	measures into their design and construction.								
SEA OVERVIEW		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction  SEA Score:+												

	CULTURAL HERITAGE														
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Z	Co	mment: No historic environment issues ide	ntified for this site							
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Z										
	_	World Heritage Site	Ν	Inventory & Non-Inventory	Ν										
		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		Pre mitigation score	Mitigation if appropria	Mitigation if appropriate				
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	re are no known SEA issues SEA Score: 0									

	LANDSCAPE													
Is the site within or adjoining any of the			NSAs N	RSAs		Comment: There are	e no desi	gnation	s in relation to this site					
following		W	ild 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	landscape issu- which is a prom of Dumfries to t has already affe development he character and t development w	es. The site was inent landsca he east and nected the westere would further setting of the reto proceed.	raps ove pe featu orth. Exi ern side ner denu nis part o		С	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 east character with or properties. Who particularly on the development in	only a sporadio ereas the west he lower slope	c numbe ern part	er of individual	SV	?		?				
Are there any locally attractive views that will be impacted by development of the site		Y	Highly visible fr approach into 0	eorgetown.			С	Х		Х				
PLANNING OVERVIEW	The so	uth-ea	stern portion of th	ie site is sepai	ate and	has significant landso	cape issu	es being	g visually prominent					
SEA OVERVIEW	There v	vould l	pe negative SEA	issues in land	scape te	erms if the south easte	rn portio	n of the	site were to be developed SEA Score: X					

Υ

		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	V						
agreed to disposal/development of the site	'						
Are there any known restrictive covenants or ransom	N						
strips							
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing the western part of the site forward depending on market demand					
OVERALL PLANNING COMMENT	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 of the site has an extant planning permission for residential development. However, development on the south-eastern portion of the site would not be verified to the site has an extant planning permission for residential development.						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
well integrated with the existing town and would be visually prominent impacting on the rural setting and character of this location. Although it may 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 othe been recommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town a 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 port site that has planning permission.  Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character. the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable contections.								

Site Ref: DFS.H254	Source of site suggestion:		ning applications, (ref. Nos.
Site name: land at Curriestane	Call For Site	where applicable and app 05/P/3/0331 – 90 dwellings	
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/	designations:
295583, 575231		No	_
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
5.96	Housing		Oct/Nov 2016

Торіс	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

Legenus		
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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests affect or have connectivity to the site? (this			SACs NNR	N N	LNR Local wildlife sites	N N				SPAs Natterjack toads	N N		Great Crested	SSSIs	N N
includes any potential SACs and SPAs)		RAM		N	Geodiversity Sites	N		C		otected species	N	M	arine Consultation		
		Comm	nents: 1		nt/semi-natural woodland no designations affecting t	N his 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		Compile number of motives trace and there is notantial				Х	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	are no biodiversity issues relating to this site.												
SEA OVERVIEW	There	are no	SEA OVERVIEW There are no SEA issues SEA Score: 0												

	POPULATION AND HUMAN HEALTH													
	ı													1
Will the development of the site affect the		N						SV	0				0	
quality and quantity of open space and connectivity and accessibility to open space	MA													
or result in a loss of open space.	IVIA													
Distance to nearest area of open space		Dist	ance (k	(m) 0-1					<u> </u>					
Are there any of the following within or	MA		ght of V		Comme	ent: The site is easily a	accessible	e and is loc	ated o	close to foo	otpaths and cycleways			
adjacent to the site and will development	or		Core p	ath N		•					,			
impact on them	CF	(	Cycle path N											
What is the distance (km) to the following		Com	munity/	/village hall	1-5	1-5 Sports facilities 0-1 Hospitalities			1-5	Local shops (convenience)	0-1	Bus stop	0-1	
services where they exist in the settlement	CF													
(Autumn 2015)														
What is the education catchment area				Primary						Seconda	•			
(primary and secondary) for the site and	S	School n		Cargenbrid	lge						own High			
what is the remaining capacity within the			acity:	28						337				
catchment. (October 2015). Distance from site (km)		Dista	ance:	0-1						1-5				
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and B	N						GIS	0				0	
PLANNING OVERVIEW						e proximity to local se elp to support service					cycleways close to the site providing	easy acce	ess to active t	ravel

Site assessment question  Yes/No  Yes/No	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:+

	SOILS										
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification 3.1 (The James Hutton Institute) and urban	0	Х	Only a very small part of the site is not prime agricultural land	Х				
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	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land								
SEA OVERVIEW											

			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.	С	Х	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		С	0		0									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0									
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0									
PLANNING OVERVIEW																

Site assessment question  A S F S S S S S S S S S S S S S S S S S	Pre mitigation score Post mitigation score Post mitigation score	Consultation required
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1	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	С	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 a	are no	known air quality issues in relation to the site						
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0								

					MATERIAL ASSET	s					
Is the site			nfield nfield	Υ	Comment: The site is in agricultural	use					
Is the site vacant or derelict		N	ls i	t contain	ed within the Vacant and Derelict N	0	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				0	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 p	pipeline	N

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score		Mitigation if appropi	iate		Post mitigation score	Consultation required
constraints that impact on the development 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									N			
PLANNING OVERVIEW	Devel	evelopment would result in the loss of greenfield land													
SEA OVERVIEW	The lo	e 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									

	CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)  The site has a south westerly aspect  SV 0											
Can the site make best use of solar gain		Υ	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	Х	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 ne	w buil	dings should be built in such a way as to integrate solar gain a	and susta	ainability	measures into their design and construction.					
SEA OVERVIEW		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction nniques  SEA Score:+									

CULTURAL HERITAGE												
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Co	mment:	Nearby sites indicate the possibility of prehistoric remains, evaluation would				
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N	be	required	d.				
	L	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	? Possibly			S	V	Х	Recording of any features found in investigation +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	е	Post mitigation score	Consultation required
opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	-		ological evaluation required to the northern part of the site sho						
SEA OVERVIEW	Provid	led tha	at all evaluation and mitigation works are carried out there sho	uld be k	now SE	A issues.	SEA SCORE: 0		

					ı	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no des	ignation	s 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	Some trees and	hedgerow t	o the bou	indary	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		as a result v	vould not	existing built up parts fit with the existing	SV	X		Х	
Are there any locally attractive views that will be impacted by development of the site		Υ	contributes to the	ne site is not suitable for heavy development as it ontributes to the rural fringe and open setting as approaching the town						Х	
PLANNING OVERVIEW	This sit town	e is vis	sually separate fro	om the existi	ng patter	n of development in the	e town a	nd forms	s attractive rolling countryside and an open setting on the a	pproach	to the
SEA OVERVIEW		e visual isolation of this site from the existing built up pattern of development in the town and the impact it would have on the ting and approach to the town results in a negative SEA impact.									

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	
Are there any known restrictive covenants or ransom strips	Ν	
Can the site be delivered within the LDP timeframe	Υ	
OVERALL PLANNING COMMENT	isola Altho reco not r	elopment would result in the loss of both prime agricultural land and a greenfield site. Development would not be visually well integrated and would appear sted, detrimentally impacting on the setting and approach to the town. Development would impact on the rural setting and character of this location. Dough 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 mmended 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 recommended to include this site in LDP2.
OVERALL SEA COMMENT	appr	or negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the rural setting and character on the coach 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 sustainable construction techniques.

Site assessment question	Related SEA Topic	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Site Ref: DFS.H255 Site name: Mavis Grove	Source of site suggestion: Call For Site	Site history/previous planning appublicable and approval da None	•
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designa	ations:
297003, 573913		No	
Site Size (ha):	Proposed use:	HMA: Dumfries D	ate completed:
14.63	Housing	0	Oct/Nov 2016

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	4						
			•												
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	MSAR N Geodiversity Sites N Other protected species N Marine Consultation Zone									Zones	N		
		Ancient/semi-natural woodland N													
	Comments: Semi natural woodland to eastern boundary														
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Y			re trees to the eastern bou				Χ	Any proposal sl				+	
be affected by the development of the site –					al habitat fragmentation du	e to the los	s of			and mature tree					
will it result in habitat fragmentation or			a gre	enfield site	•					appropriate, me					
greater connectivity										be implemented			Ily native tree		
		species in landscape schemes													
PLANNING OVERVIEW	The mature trees within the site should be retained .														
SEA OVERVIEW	Provid	rovided the mature trees within the site are retained there are no SEA issues  SEA Score: 0													

					DOD!	III ATION AND H	II INA A NI	UE AL TL						
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		ance (kn	,		ULATION AND H		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	(	ht of Wa Core pa Cycle pa	th Y	Comme	ent: There are footpath	hs and cy	cleway adja	acent	to the site				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/v	illage hall	1-5	Sports facilities	1-5	Hospita	lities	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)		chool na Capa Dista	ame:	Primary Troqueer 55 1-5						Secondary Dumfries Academy 396 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						services but there are ort services and facilit			eways	s adjacent	to the site providing easy access to	o active tr	avel provisions	

Site assessment question	Related SEA Topic	Comment	ource	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 Score:+

			SOILS						
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification 3.1 (The James Hutton Institute) and 4.2	0	X	Only a very small area of the site to the easter boundary is not prime agricultural land	rn 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	С	0		0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	N O 0						
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land						
SEA OVERVIEW	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	Х	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	Υ		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 establis what impact, if any this development has on the existi network. As Scottish Water are funded for Growth the can instigate a Growth project when the Developer meets their 5 Growth criteria								
PLANNING OVERVIEW	extent There measu	here 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 tent 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. Here is sufficient capacity water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation easures put in place.									
SEA OVERVIEW		rovided 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	С	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								
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								
PLANNING OVERVIEW			known air quality issues in relation to the site							
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0									

				MATERIAL ASSET	s		_	
Is the site		wnfield enfield	Υ	Comment: The site is in agricultural	use			
Is the site vacant or derelict	N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	a greenfield	d 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	Mitigati	on if appropriate	Post mitigation	Consultation	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		0	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		Com	Pylons N Bord Gais Eirann pipeline N mment: A high voltage powerline crosses the site			Shell oil pipeline N		Transco pipelii	ne N	
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N	Ca	rlisle Airp	port N C	oal Authority N	HS	E N	
PLANNING OVERVIEW SEA OVERVIEW		Development of this site would result in the loss of a 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 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									

	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 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 ne	w build	dings should be built in such a way as to integrate solar gain a	and susta	ainability	measures into their design and construction.				
SEA OVERVIEW	SEA OVERVIEW  There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques  SEA Score:+									

Related SEA Topic Yes/No	Comment	Source Mittigation if appropriate  Witigation if appropriate	ost mir	Consultation required
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	CULTURAL HERITAGE									
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Commer	ent: Nearby sites indicate the possibility of p	rehistoric remains, e	valuatio	n would
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν	be requir	ired.			
	_	World Heritage Site	N	Inventory & Non-Inventory	Ν					
		Archaeological site	Υ	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			Ţ	SV X	Recording of any features found in inv	restigation	+	
PLANNING OVERVIEW	Any ard	chaeological evaluation	requir	ed to the northern part of the site sh	ould	be carried o	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									

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no desig	gnation	s 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	setting. Ancien and accessible	t wet woodland resource and woodland restr	below would b	associated with rural site is an attractive e sensitive to this of site from the edgeline) and		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		d as a result we		existing built up parts fit with the existing		Х		Х	
Are there any locally attractive views that will be impacted by development of the site		Y	Development varea to the nor			ible over a wide h.		Х	Not considered suitable for development	Х	
PLANNING OVERVIEW	This sit	te is vi	sually separate fr	om the existing	g patterr	n of development in the	e town an	d forms	s attractive rolling countryside. Development would be visib	le over a	wide
SEA OVERVIEW			plation of this site on a negative SEA		ng built	up pattern of developn	nent in th	e town	and as it could be visible over a wide SEA Score: X		

	PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement	N	It is separated from the settlement boundary by the River Nith.							
boundary within the LDP	V								
Have all landowners been identified and have they	T								
agreed to disposal/development of the site									

Site assessment question	Related SEA Topic	Ves/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Are there any known restrictive covenants or ransom N strips								
Can the site be delivered within the LDP time	frame	Υ						
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 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 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 not recommended to include this site in LDP2.						ive been		
OVERALL SEA COMMENT  Minor negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts or isolation from the town. However, the site is within walking distance of existing services and facilities and benefits gain and sustainable construction techniques.								

Site Ref: DFS.H256 Site name: Bankend Road	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval None	
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
298560, 574469		No	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
12.77	Housing		Oct/Nov 2016

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	AND	FLOR	4						
Do any of the following biodiversity interests			ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		C	ther pr	otected species	N	M	arine Consultation	Zones	Ν
				Ancier	nt/semi-natural woodland	Υ									
		Comm	nents: A	Ancient an	d semi-natural woodland to	o eastern b	oundar	У							
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						Х	Any proposal shand mature tree appropriate, me be implemented species in lands	s should asures to I, such as	be retained. We enhance biod the use of loc	Vhere diversity should	+	
PLANNING OVERVIEW	The n	e mature trees within the site should be retained.													
SEA OVERVIEW	Provid	rovided the mature trees within the site are retained there are no SEA issues  SEA SCORE: 0													

					POP	ULATION AND H	IUMAN	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 Dist	ance (kr	m)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core pa	ay N ith Y	Comme	nt: There are footpat	hs and cy	rcleway adjad	cent	to the site				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/v	village hall	1-5	Sports facilities	1-5	Hospital	ities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
What is the education catchment area			_	Primary						Seconda	nry			
(primary and secondary) for the site and	S	chool n		Brownhall						394				
what is the remaining capacity within the				0						1-5				
catchment. (October 2015). Distance from site (km)		Dista	ince:	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						al services and there ort services and facili			elewa	ays adjace	ent to the site providing easy access	to active	travel provisior	is.

	ທ   🐇	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:+

				SOILS					
Will development of the site result in the		Υ	Soil classification	2 and urban	0	Х	The higher ground to the south eastern corner of the site	Χ	
loss of the best quality agricultural land			(The James Hutton Institute)				is prime agricultural land and would be difficult to avoid		
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 condevelopment would result in significant		SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0	
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of some	e prime agricultural	land.				
SEA OVERVIEW	The lo	ss of pr	ime 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	х	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.	С	х	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		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y		С	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	С	?	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		
						they can instigate a Growth project when meets their 5 Growth criteria	the Developer				
PLANNING OVERVIEW											
SEA OVERVIEW	Provid	ded all	the necessary mitigation measures are implemented there sh	ould 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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	golf course and the Crichton campus which includes commercial and educational premises.									
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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	W There are no known SEA issues SEA Score: 0											

	MATERIAL ASSETS												
Is the site		Brov	vnfield		Comment: The site is in agricultural u	se							
		Gree	enfield	Υ									
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	a greenfield	d site	SV	Х		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				0	0		0				

Site assessment question	Related SEA Topic	Yes/No		C	Comment		Information source	Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
	1	_	T						T						
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			Pylons N		Bord Gais Eirann pipeli	ne N			Shell oil pipel	ine N			Transco	pipeline	N
constraints that impact on the development of the site		Con		o servi	cing constraints in relation		e			,	•		,		•
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N		Ca	rlisle Airp	ort N	Co	oal Authority	Z		HSE	N
PLANNING OVERVIEW	Develo	pment	would result in the	loss o	f greenfield land										
SEA OVERVIEW	The lo	ss 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 s	site has a south westerly aspect	SV	0			0				
Can the site make best use of solar gain		Υ	Yes due to the south westerly aspect of the site	SV	+	The layout and design should ensure solar gain ar to create sustainable buildings in line with policies and OP2		+				
Is the site protected from prevailing winds		? Partially from existing development but this is an elevasite			0	Sustainable design and construction techniques ca incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	1	+				
PLANNING OVERVIEW	Any new	build	ings should be built in such a way as to integrate solar gain a	and susta	ainability	y 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 HERITA	ЗE						
Will the development of the site affect any of the following including their setting	L	Listed Building Conservation Area World Heritage Site Archaeological site	Υ	Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N Y	the rear of and Cate already of very sign retain the would ne risk of sp Non-Inverservir Prehistor	nt: Partially located within the Crichton Corof Category B Listed Ellangowan [dwelling egory C Listed Midpark [offices for hospital compromised by the proximity of new develificant separation area should be retained eitrarchitectural and historic interest in the ead to incorporate well designed screening orbiting the residential properties. The site entory Designed Landscape adding addition getting and managing landscape featuring finds from Maidenbower Craigs indicate a required.	g with adjoining dwell I]. Both of these buil elopment or permissi to the rear of both p ir settings. Rear of E g in form of large sca is also partially within onal weight to the rec- res within this semiru	ing condings and ons for someties of the conditions of the creament of the conditions of the condition	version] re same. A s to van High ichton nt for ion	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	? Possibly			S	V X	Recording of any features found in inv	vestigation	+		
PLANNING OVERVIEW SEA OVERVIEW	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 SEA Score: 0										
SEA OVERVIEW											

		LANDSCAPE	
Is the site within or adjoining any of the following	V	NSAs N RSAs 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	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.	
Will development of the site be well integrated visually with the existing settlement	N	Development on the upper slopes wold not be consistent with the pattern the of development for the town or the Crichton Estate (part lies within the Crichton Conservation Area	
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; C X 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	

	Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required		
Ī				north, west and south (potentially eastwards too) and development could also potentially conflict with the setting of the golf course.								
	PLANNING OVERVIEW			nent 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 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			re minor SEA issues in relation to the visual prominence of the upper slopes and the lack of defensible boundaries if ment 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	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Υ	
OVERALL PLANNING COMMENT	seco Altho	elopment would result in the loss of both prime agricultural land and a greenfield site. Roads officers have expressed concerns to the feasibility of a endary 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. The property of the site is not required to meet housing land requirements at this time. A number of other sites have been meet more appropriate pattern of development and expansion of the town at this time. It is ecommended to include this site in LDP2.
OVERALL SEA COMMENT	the s	or negative SEA issues, including loss of greenfield land and prime agricultural land and landscape impacts on the visual prominence of the site. However, site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction niques.

Site Ref: DFS.H257	Source of site suggestion: Call For Site	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Site name: Jericho Loch		None	
Settlement: Dumfries	Current use: Woodland and loch		
OS Grid Reference (Easting, Northing): 299470, 580724		Existing LDP allocations No	/ designations:
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
13.22	Housing		Oct/Nov 2016

Торіс	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	x	xx

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 FL	OR A	١						
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)		NNR RAMSAR	Ancient/semi-natural woodland N										N	
Are there any known invasive species within the site		Y Th	nents: There are no designations affecting this site  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.											
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity			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											
PLANNING OVERVIEW SEA OVERVIEW	PLANNING OVERVIEW The mature trees should be retained and measures should be taken to eradicate the Japanese Knotweed.													

					POP	ULATION AND H	UMAN	HEALTI	1					
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		on fishing	loch and amenity area	a	SV	X				X	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Ware Core particular parti	aý N th Y	Comme	ent: There is a circular	core pat	n within the	site t	to the wes	t of the loch			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com		illage hall	0-1	Sports facilities	1-5	Hospita	alities	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	S	chool n Cap	ame: acity:	Primary Heathhall 26						Seconda Dumfries 394	,			
catchment. (October 2015). Distance from site (km)	NAA	Dista	ance:	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	develo	pment	will help	to support	services	and facilities in the are	ea.				out a significant impact on the cor	•		dential
SEA OVERVIEW	Devel	opment	of the s	ite would re	sult in de	trimental impacts to th	ne core p	ath and its	setting	g which w	ould be a negative SEA	SEA Sco	RE: +/X	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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

			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	0	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.		С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N O O O							
PLANNING OVERVIEW	PLANNING OVERVIEW There are no soils in relation to his site								
SEA OVERVIEW	There	here 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	Х	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.	С	Х	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.	С	?	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	С	?	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	Υ		С	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	;	Post mitigation score	Consultation required
supply									
PLANNING OVERVIEW	extent There	ere 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 ent 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. ere is sufficient capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation easures put in place.							
SEA OVERVIEW	Provid	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	С	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			known air quality issues in relation to the site								
SEA OVERVIEW	EA OVERVIEW There are no known SEA issues SEA Score: 0										

	MATERIAL ASSETS										
Is the site		_	vnfield enfield	Υ	Comment: The site is currently a loch	and ame	nity woo	odland			
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict N Land Survey	0	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 g	his is greenfield land					Х		
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				0	0		0		
Do sites for potential waste management		n/a									

Site assessment question	Related SEA Topic	Yes/No		(	Comment		Information source	Pre mitigation score		Mitigatio	on if appropr	iate		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		Com	Pylons N nment: There are r	o servi	Bord Gais Eirann cing constraints in re		e		Shell oil pipel	ine N			Transco	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		•	would result in the												
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.)		Rela	tively 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		Υ	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 HERITAG	ЭΕ						
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Co	omment: No historic environment issues	identified	for this site		
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N						
	L	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			3	SV	0			0	
PLANNING OVERVIEW	PLANNING OVERVIEW There are no historic environment issues in relation to the site										
SEA OVERVIEW	There a	ere are no known SEA issues SEA Score: 0									

			LANDSCAPE	
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: There are no designations in relation to this site d 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	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.	Х
Are there any locally attractive views that will be impacted by development of the site		Υ	The site forms an attractive area with recreational value and footpaths which could be detrimentally impacted by a development of the nature proposed.	Х
PLANNING OVERVIEW	integra	e with	of the site would erode the robust and defensible settlement boundary in this location and properties on the site may not positively addre existing development. Development would also detract from the recreational value of the area.	ess or visually
SEA OVERVIEW	There a	are mir	or 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 agreed to disposal/development of the site	e they	Y						
Are there any known restrictive covenants or strips								
Can the site be delivered within the LDP time	frame	Υ						
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 integral existing development. Development would also detract from the recreational value of the area, particularly in relation to the core path. Although it may 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 recomme 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 recomme include this site in LDP2.							integrate n it may l commen	e with be ided for
OVERALL SEA COM	MENT	part				acts as development would detract from recreational value of t sting services and facilities and benefits could be gained throu		

Site Ref: DFS.H258  Site name: land at New Abbey Road	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date):  None
Site fiame. Tand at New Abbey Road		None
Settlement: Dumfries	Current use: Agriculture	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
296356, 574646		No
Site Size (ha):	Proposed use:	HMA: Dumfries Date completed:
8.39	Housing	Oct/Nov 2016

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	4						
Do any of the following biodiversity interests		S	SACs N LNR N							SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	Ν
includes any potential SACs and SPAs)		RAM	SAR	Ν	Geodiversity Sites	N		C	ther pr	otected species	Ν	N	larine Consultation	Zones	N
			Ancient/semi-natural woodland N												
		Comm	nents: 1	There are r	no designations affecting t	his site.									
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Υ			t fragmentation due to the	loss of a		SV	X	Where appropri				+	
be affected by the development of the site –			greer	nfield site						should be implemented, such as the use of locally native					
will it result in habitat fragmentation or										tree species in	landscape	schemes			
greater connectivity															
			<u> </u>		1 2				<u> </u>						
PLANNING OVERVIEW					s relating to this site.										
SEA OVERVIEW	There	are no	SEA is:	sues									SEA SCORE: 0		

					POP	ULATION AND F	IUMAN	HEALTH	1						
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 Dist	ance (kn	n)   0-1				SV	0				0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core par Cycle par	aý Y th N	Comme	ent: The site is easily a	accessibl	e and is loc	ated a	adjacent to	o footpaths and cycleways				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/v	illage hall	1-5	Sports facilities	0-1	Hospita	alities	1-5	Local shops (convenience)	1-5	Bus stop	1-5	
What is the education catchment area				Primary						Secondary					
(primary and secondary) for the site and	S	chool n		Troqueer						Dumfries Academy					
what is the remaining capacity within the				55						396					
catchment. (October 2015). Distance from site (km)		Dista	ance: (	D-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  Kes/No  Yes/No  Comment	Nitigation if appropriate  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 SEA impacts	positive SEA Score:+
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			SOILS					
Will development of the site result in the		Υ	Soil classification 3.1	0	X	Only a small area to the south is not prime agricultural	X	
loss of the best quality agricultural land			(The James Hutton Institute) and 5.2			land		
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use	С	0		0	
the site								
Is the site on peatland and could the		N		0	0		0	
development of the site lead to a loss of	CF							
peat								
PLANNING OVERVIEW	Devel	opment	would result in the loss of prime agricultural land					
SEA OVERVIEW	The lo	ss of p	ime 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	Υ	The site appears in the pluvial SEPA flood maps.		Х	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 Water Impact Assessment may be requ what impact, if any this development ha network. As Scottish Water are funded can instigate a Growth project when the meets their 5 Growth criteria	uired to establish as on the existing for Growth they	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.								ved.	
SEA OVERVIEW	Provid	ided 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	С	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 a	re are no known SEA issues SEA Score: 0								

	MATERIAL ASSETS									
Is the site		Brow	nfield		Comment: the site is in agricultural u	se				
		Gree	nfield	Υ						
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х		Х	
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		Mitigat	on if approp	riate		Post mitigation score	Consultation required
mineral extraction		_	1					1						1	
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		Com	Pylons N nment: There are r	no serv	Bord Gais Eirann icing constraints in re		)		Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Car	lisle Airp	port N	C	oal Authority	N		HSE	N
PLANNING OVERVIEW		•	would result in the												
SEA OVERVIEW	The lo	ss of g	reenfield land wou	ld be a	negative SEA impa	ct						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.		Х	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.									

Topic A Site assessment question  Xelated SEA Yellated SE	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	SEA Score:+
	techniques	

	CULTURAL HERITAGE										
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	Ν	Cor	mment:	Category B Listed Building opposite nor	th eastern corner. No	earby si	tes
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N	indi	icate the	e possibility of prehistoric remains, evalu	ation would be requi	red.	
	_	World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	Υ	Garden or Designed Landscape							
Will the development of the site result in the		? Possibly			S	١V	Χ	Recording of any features found in inv	estigation	+	
opportunity to enhance or improve access	L										
to the historic environment											
PLANNING OVERVIEW								sitively designed to ensure there are no o	detrimental impacts of	on these	historic
		ets. Any archaeological evaluation required should be carried out prior to development.									
SEA OVERVIEW		ded that any development sensitively respects and reflects the historic setting of these assets and that all evaluation and SEA Score: 0									
	mitigati	on works are carried ou	it then	there should be no SEA issues							

	LANDSCAPE									
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: There are no designations affecting this since Land N TPOs N	te.						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Υ	setting. Small-scale landforms combine with solitary large might be appro	ent of housing facing onto the main road opriate for the setting, it would destroy the elements of the landscape and restrict	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 ural setting.		X					
Are there any locally attractive views that will be impacted by development of the site	_	Υ	Development would be visible from the A710 at the C X entrance to Dumfries (opposite old Toll house) and would empact on a wide area of essentially rural landscape.		Х					
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		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 results in a negative SEA impact.  SEA SCORE:X								

Site assessment question  Ves/No	Information source Pre mitigation	Mitigation if appropriate	ost mir	Consultation required
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	PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	is or towr sites hous appr	elopment 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 elopment in the town and forms attractive rolling countryside with a number of landscape features. Development would be visible over a wide area. This he 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 land there are archaeological issues with site (DFS.267) which may make a more comprehensive development difficult to achieve. In combination, these 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 sing land requirements at this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more oppriate pattern of development and expansion of the town at this time. It is not recommended to allocate this site in LDP2.							
OVERALL SEA COMMENT	land	re 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 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 struction techniques							

Site Ref: DFS.H259  Site name: land east of Brownrigg Loaning	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None		
Settlement: Dumfries	Current use: Agriculture			
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:	
299906, 576753		No		
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:	
21.75	Industrial/commercial		Oct/Nov 2016	

Торіс	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

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)		

Related SEA Yes/No	Information source	Pre mitigation score  Score  Mitigation if appropriate	ost mit	<b>Consultation</b> required
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					BIODIVERSITY,	FAUNA	AND	FLOR	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		(	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		C	ther pro	otected species	N	N	Marine Consultation 2	Zones	N
				Ancien	t/semi-natural woodland	N	•	•						•	
		Comm	nents: T	here are n	no designations affecting t	his site.									
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Υ			t fragmentation due to the	loss of a			X	Where appropri				+	
be affected by the development of the site -			green	ifield site									se of locally native		
will it result in habitat fragmentation or										tree species in	landscape	schemes			
greater connectivity															
	Th		la fra la Para		a mala Cara ta dala alta										
PLANNING OVERVIEW					s relating to this site.										
SEA OVERVIEW	There	are no	SEA iss	sues									SEA SCORE: 0		

									_					
					POP	ULATION AND F	IUMAN	HEALTH	1					
Will the development of the site affect the		N						SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.		D: .		)   0.4										
Distance to nearest area of open space			ance (l			. =								
Are there any of the following within or	MA		ght of V	,	Comme	ent: The site is easily a	accessible	e and is loc	ated c	close to for	otpaths and cycleways			
adjacent to the site and will development	or		Core p											
impact on them	CF		Cycle p			T								
What is the distance (km) to the following		Com	munity/	village hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience)	1-5	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)														
What is the education catchment area				Primary						Seconda	ry			
(primary and secondary) for the site and	S	chool n		n/a						n/a				
what is the remaining capacity within the		Capa	acity:											
catchment. (October 2015). Distance from site (km)		Dista	ance:											
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and B	N						GIS	0				0	
PLANNING OVERVIEW						I services but there ar employment opportur			eways	close to t	he site providing easy access to ac	tive travel p	provisions. Ne	ew

Site assessment question	Related SEA Topic	oN/sə	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:+

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification 4.2 (The James Hutton Institute) and 5.2	C	)		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		С	)		0	
Are there any contaminated soils issues on the site		N	No known previous use	C	)		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	Devel	opment	would result in the loss of peat land					
SEA OVERVIEW	The lo	oss of p	eat 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	С	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.	С	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y		С	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	Υ		С	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			I				what impact, if any this development has on the existing			
Зарріу							network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria			
	PLANNING OVERVIEW	extent There	of the	meets their 5 Growth criteria s 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 as 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 satisfactors sufficient capacity for water supply and waste water and further investigation will be required to consider the impact on the overall networks and on measures put in place.						
	SEA OVERVIEW			mitigation measures identified in the FRA are implemented th	en 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	С	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	Х	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	velopment of the site is likely to be for business and ustrial purposes which may potentially add to issions in the area and impact on residential properties  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								
PLANNING OVERVIEW												
SEA OVERVIEW	SEA OVERVIEW Provided that any measures identified are implemented there should be no SEA issues.  SEA Score: 0											

				MATERIAL ASSET	s			
Is the site	Brow	nfield		Comment: The site is in agricultural	use			
	Gree	nfield	Υ					
Is the site vacant or derelict	Z	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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	d site	SV	Х	Х	
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		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
			<u>,                                      </u>						1	1						
mineral extraction																
Is the site in the vicinity of a waste		N						0	0						0	
management site and could, therefore,	PHH															
compromise the waste handling operation																
Do sites for potential waste management		n/a														
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			Pylons N		Bord Gais Eiranr	pipeline	N			Shell oil pipeli	ine N			Transco	pipeline	N
constraints that impact on the development		Con	nment: There are r	no serv	ricing constraints in I			e.			•					
of the site					3											
Will development of the site require			Air Traffic/NATS	N	MoD	N		С	arlisle Ai	rport N	Co	al Authority	N		HSE	N
consultation with any of the following bodies								_								
PLANNING OVERVIEW	Develo	pmen	t would result in the	e loss	of greenfield land	<u> </u>					ı					
SEA OVERVIEW	The lo	ss of g	reenfield land wou	ld be a	negative SEA impa	ıct							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.)	Rela	tively 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	Х	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	Comment	ource	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 constru	ıction.						
SEA OVERVIEW	ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction hniques  SEA Score:+							

CULTURAL HERITAGE													
Will the development of the site affect any			Listed Building	Z	Scheduled Monuments	Ν	Comi	ment:	No historic environment issues identified for this site				
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	Ν							
	_	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	N							
		Ard	chaeological site	Ν	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	PLANNING OVERVIEW There are no historic environment issues in relation to the site												
SEA OVERVIEW	There a	are no known SEA issues  SEA Score:0											

					L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs N	RSAs		Comment: There a	re no des	ignation	s in relation to this site		
following		l W	ild 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 hedg	oundary hedgerow				X	X Any proposal should be assessed against policy NE7 and hedgerow should be retained		
Will development of the site be well integrated visually with the existing settlement		N	existing built up	The site is physically and visually isolated from the existing built up parts of the town. Open greenfield site strongly associated with rural setting.				X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Adjacent to and	jacent to and highly visible from the A75				Х	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 sit	e is vis	is visually and physically separate from the existing pattern of development in the town								
SEA OVERVIEW	The phi impact.	•	and visual isolation	on of this site f	rom the	existing built up patte	ern of dev	elopme	nt in the town results in a negative SEA SCORE: X		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	e they	Υ									
agreed to disposal/development of the site											
Are there any known restrictive covenants or strips	ransom	N									
Can the site be delivered within the LDP time	eframe	?	Potential difficulties over access and road network issues								
OVERALL PLANNING COM	IMENT	Dev thro With reco	Potential difficulties over access and road network issues development would result in the loss of both a greenfield site and peatland. Development would not be visually well integrated and would appear development would impact on the rural setting and character of this location. Roads officers would not be in favour of increasing commercial tra- frough rat-running or through access from the Annan Road to this development site and there is restricted junction visibility with little scope for Vithout a package of measures to resolve these issues, roads officers do not recommend the inclusion of this site. A number of other sites have ecommended for inclusion in LDP2 which are considered to provide a more appropriate pattern of development and expansion of the town at the officers do not recommended to include this site in LDP2.								
OVERALL SEA CON	IMENT					ndscape impacts due to the relative isolation from the town. In rough the use of solar gain and sustainable construction tech		, the			

Site Ref: DFS.H260  Site name: land north east of Inishowen	Source of site suggestion: Call For Sites	Site history/previous planning a where applicable and approval None	
Settlement: Dumfries	Current use: Agriculture		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
295434, 575873		No	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
5.08	Housing		Oct/Nov 2016

Торіс	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

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	FLOR	4						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		C	Other pr	otected species	N	Mai	rine Consultation 2	Zones	N
			•	Ancier	nt/semi-natural woodland	N		•					_		
		Comn	nents: -	There are r	no designations affecting t	his site.									
Are there any known invasive species		N						С	0					0	
within the site								and							
								GIS							
Will habitat connectivity or wildlife corridors		Y			at fragmentation due to the	loss of a		SV	Х			easures to enhance biodiversity +			
be affected by the development of the site -			greer	nfield site									of locally native		
will it result in habitat fragmentation or										tree species in I	andscape	schemes			
greater connectivity															
D	The				a abassid ba natainad										
PLANNING OVERVIEW					e should be retained .										
SEA OVERVIEW	Provid	ded the	mature	trees with	in the site are retained the	ere are no S	EA iss	ues					SEA SCORE: 0		

				POP	ULATION AND F	IUMAN	HEALTH	ł					
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 Distar	nce (km)   1-5				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	C	of Way Y ore path N cle path N	Comme	ent: The site is easily a	accessibl	e and is loca	ated a	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	Comm	unity/village hall	1-5	Sports facilities	0-1	Hospita	lities	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)		chool nar Capac Distan	ity: 28	•	eknowe 6 1-5				Seconda Maxwellto 337 1-5	ry own High /Dumfires Academy 396 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	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.												

Topic A Site assessment question  Xelated SEA Yellated SE	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:+

	SOILS											
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 and urban (The James Hutton Institute)	0	Х	Only a small part of the site to the eastern edge is not prime agricultural land	Х					
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	С	0		0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0					
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of some prime agricultural	l land.	•							
SEA OVERVIEW	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	Υ	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.	С	Х	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.	С	?		?	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Outwith WwTW zone	С	?	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		С	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		ost mitiga core	Consultation required			
supply							what impact, if any this development has network. As Scottish Water are funded for can instigate a Growth project when the meets their 5 Growth criteria	or Growth they					
	PLANNING OVERVIEW	extent There measu	of the is sufures p	meets their 5 Growth criteria  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 left 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. Ifficient capacity water supply however further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation but in place.									
	SEA OVERVIEW	Provid	ded all	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		Z	There are no AQMA at present in the region	С	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 SV 0 and residential									
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 a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	e 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 containe	ed within the Vacant and Derelict Land Survey		0	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	a greenfield	d site		SV	Х		Х		
Does the site have existing and potential mineral extraction		N					GIS	0		0		
Is the site in the vicinity of a waste	PHH	N					0	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment				Pre mitigation score		Mitigatio	n if appropri	iate		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		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann pipeline N cing constraints in relation to the si	te		Shell oil pipeli	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N	Ca	ırlisle Airp	oort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW SEA 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 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 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 th									
PLANNING OVERVIEW	en 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 his site. Depending on the scale of the development and type of junction required, provision of appropriate visibility areas and junction configuration may involve doubt 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	l look +									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate		Consultation required
			T		1			
						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 no	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 HERITAG	ЭE						
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν	Commen	t: No historic environment issues identified	d for this site			
of the following including their setting		C	onservation Area	Z	Inventory of Historic Battlefield	Z						
	_	Wo	orld Heritage Site	Ν	Inventory & Non-Inventory	Ν						
		Ar	chaeological site	Ν	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				9	SV 0			0		
PLANNING OVERVIEW	There a	are no	historic environme	ent is	sues in relation to the site							
SEA OVERVIEW	There a	are no	re no known SEA issues SEA Score: 0									

	LANDSCAPE												
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e 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		N					SV	0		0			
Will development of the site be well integrated visually with the existing settlement		N	town is sporadi	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.				Х		Х			
Are there any locally attractive views that will be impacted by development of the site		Υ		velopment mig	ght be si	g onto golf course. uitable but site is	С	Х	Relationship with open countryside/golf course requires mitigation.	0			
PLANNING OVERVIEW			cated on the fring up part of the tov		in an a	rea where sporadic mo	re rural	types of	f development occurs and does not relate to the pattern of d	evelopm	ent in		

Site assessment question  Yes No  Yes	Pre mitigation score  Post mitigation score  Score  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

	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	Υ									
Are there any known restrictive covenants or ransom strips	Ν									
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 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 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	deve	or 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 elopment 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 sustainable construction techniques								

Site Ref: DFS.H261	Source of site suggestion: Call For Site	Site history/previous planning applications, (ref. Nos. where applicable and approval date):					
Site name: adj Beeches Avenue, Cargenbridge		None					
Settlement: Dumfries	Current use: Paddock						
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:				
295203, 574165		No					
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:				
0.87	Housing		Oct/Nov 2016				

Торіс	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	x	xx

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	AND	FLOR	4					
Do any of the following biodiversity interests		S	SACs N		LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		I	NNR	N	Local wildlife sites	N			١	Natterjack toads	N	Great Cre	ested Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N			Other pr	otected species	N	Marine Consult	ation Zones	N
				Ancient	/semi-natural woodland	N								
1		Comm	nents: T	here are n	o designations affecting t	his 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	Х	layout, including adverse impacts appropriate, me be implemented species in lands	g landscap s on biodiv asures to l, such as scape sche lly integrat	ensure that the design and ing mitigate against any ersity interests. Where enhance biodiversity shouthe use of locally native treemes. The existing treesshed into the design and layer	d e ould	
PLANNING OVERVIEW	The m	nature tr	ees and	d hedgerow	should be retained.									
SEA OVERVIEW	Provid	ded the i	mature	trees and h	nedgerow are retained the	ere are no S	EA iss	ues				SEA Scori	: 0	

					POP	ULATION AND H	IUMAN	HEALTH	1					
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	N						SV	0				0	
Distance to nearest area of open space		Dist	ance (k	(m) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	·	Core p	Vay N ath N ath N	Comme	ent: The site is relative	ly close t	o footpaths	and o	cycleways				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary	•	•				Seconda	ary	•		
(primary and secondary) for the site and	S	chool n	ame:	Cargenbrio	ge					Maxwellt	own High			
what is the remaining capacity within the		Capa	acity:	28						337				
catchment. (October 2015). Distance from site (km)		Dista	ance:	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	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	e 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.							
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)	0	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	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW								
SEA OVERVIEW	i ne ic	e 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	С	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.	С	?		?			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	0		0			
PLANNING OVERVIEW	There	are no	water issues in relation to this site				<u> </u>			

Topic A Site assessment question  Xelated SEA Yellated SE	Score Mitigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW There are 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	С	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 a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	There a	nere are no known SEA issues SEA Score: 0									

MATERIAL ASSETS												
Is the site		Brow	vnfield		Comment: The site is used as a	paddoc	ck					
		Gree	enfield	Υ								
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict Land Survey	Z	0	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	a greenfiel	d site		SV	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					0	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		Com	Pylons		Bord Gais Eirann pipeline servicing constraints in relation to t				Shell oil pipeline N	Transco pip	eline N	

Site assessment question	Related SEA Topic	Yes/No	Comment			Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required			
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Airp	ort N	Coal Authority	Z		HSE	N
PLANNING OVERVIEW	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 proferred 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	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	build	lings should be built in such a way as to integrate solar gain a	and susta	ainability	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		Listed Building	Ν	Scheduled Monuments	Ν	Comme	nt: No historic environment issues identified for this site		
of the following including their setting		Conservation Area	Ν	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			S	V 0		0	

Related SEA Yes/No	ource ource	Score mitigation of mitigation if appropriate 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

					L	ANDSCAPE						
Is the site within or adjoining any of the following	-	Wi	NSAs N ild Land N	RSAs TPOs	Y N	Comment: The site is	s within	the Terr	regles Ridge RSA			
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	s and hedgero	W			X	Any proposal should be assessed against and mature trees should be retained	t policy NE7	0	
Will development of the site be well integrated visually with the existing settlement		Y		g the play area	would f	adjacent housing fit with the landscape		+			+	
Are there any locally attractive views that will be impacted by development of the site		N						0			0	
PLANNING OVERVIEW	The site	would	d be well integra	ted with the ex	isting pa	attern of development.						
SEA OVERVIEW	There a	re no	SEA issues.					•		SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is currently unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom strips	Υ	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	How	elopment would result in the loss of prime agricultural land and a greenfield site. The site is considered to be well related to existing development.  ever, 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 rol 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		or negative SEA issues in the development of prime agricultural land and a greenfield site. Minor positive SEA effects as the site would support existing ices and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.

Site Ref: DFS.H262	Source of site suggestion: DGC	Site history/previous planning where applicable and approve	
Site name: Maxwelltown High School		n/a	
Settlement: Dumfries	Current use: Education purposes and agricultural		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ des	ignations:
294902, 578165		Existing playing field associated Protected Open Space	
Site Size (ha): 12.25	Proposed use:	HMA: Dumfries	Date completed:
	Housing		Oct/Nov 2016

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	A						
Do any of the following biodiversity interests		0)	SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	Ν		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	Ν			Other pr	otected species	Ν	M	arine Consultation	Zones	N
				Ancient	t/semi-natural woodland	Ν									
		Comn	nents: 7	There are n	o designations affecting the	nis 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 gre matu	eenfield field ire trees. That at connective	al habitat fragmentation de d to the west and the site in here is not considered to be vity or wildlife corridor to t	s bounded be a loss o	l by of	SV	X	Where appropr biodiversity sho locally native tre	ould be imp	plemented, su	ch as the use of	+	
PLANNING OVERVIEW	Any d	evelopn	nent sc	heme shou	lld include a landscaping s	scheme to	ensure	that the	develop	ment is not detrin	nental to b	oiodiversity inte	erests.		
SEA OVERVIEW	Provid	ded that	a suita	able landsca	aping scheme form part of	the propo	sals the	ere would	d be no	SEA issues.			SEA SCORE: 0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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	МА	Y Dista		ed with th		the existing playing fi g school buildings	elds	0	X	to exis	mpensation additional open space sting open spaces in the area sho ugh this may not result in a like fo ilities	ould be prov	ided	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of Way Core path Cycle path	Υ	Comme	ent: The site is easily a	accessibl	e and is loo	ated a	adjacent t	o footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/vill	age hall	1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience	9) 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)										Seconda Maxwell 337 0-1	ary town High			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	Reside	ential de	evelopmer	nt will help	to suppo	ort services and facilit	ies in the	area.		•	djacent to the site providing easy	access to a	ctive travel pro	visions.
SEA OVERVIEW	The si	te is we	Il located	to local s	ervices, p	rovides options for ac	tive trave	I and devel	lopme	nt would	also support local facilities and	SEA Scor	RE: +	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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 and urban	0	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	n previous uses.	С	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			0	0		0	
PLANNING OVERVIEW			of the site would result in the loss of primate of the site.	ne agricultural land.	Any rem	edial ac	ction identified in relation to contamination should be carried	out prior	to the
SEA OVERVIEW	The lo	oss of p	rime 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.	С	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		С	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		С	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	Υ	There is a 1.5mm Water main within site.	С	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	1						what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growt	า				
							they can instigate a Growth project when the Develope meets their 5 Growth criteria.	r				
	PLANNING OVERVIEW	extent There neces	ore 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 sent 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. The impact on the overall networks and, if essary, mitigation measures put in place.									
	SEA OVERVIEW	Provid	led all	he necessary mitigation measures are implemented there sho	ould be	no SEA	issues SEA Score: (					

			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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	ding land uses and are Y There is an existing commercial and industrial estate					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	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	Provide	ed that	mitigation measures are taken in relation to the noise issues	then the	re shoul	d 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 Greenfield Y											ral use.		
Is the site vacant or derelict		N	ls i	Is it contained within the Vacant and Derelict N Land Survey					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			reenfield and partly brownfield. It is sent time that the existing school	6	SV	X		0			

Site assessment question	Related SEA Topic	Yes/No		Information Comment					Pre mitigation score		Miti	gation if a	appropriat	e	Post mitigation score	Consultation required
development re-use an existing structure or recycle or recover on-site materials/resources			buildings will be development.	ncorpoi	rated into any	new reside	ential									
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						0	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		Com	Pylons N ment: There are no	servic	Bord Gais Ei ing constraints			te.		Shell oil pi	ipeline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N		loD N			rlisle Air <sub>l</sub>			Coal Au	,		HSE	
PLANNING OVERVIEW		•	of this site would r						•					chool buildings o	nce vacar	nt
SEA OVERVIEW	The lo impact		reenfield land woul	d be a r	negative SEA i	mpact alth	ough the	redevelo	pment o	of a brownfi	eld site wo	uld be pos	sitive	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 Assessme 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		Υ	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						

Topic A Site assessment question  Xelated SEA Yellated SE	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 construct	ction. 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	SEA SCORE: +/X
	negative SEA issues created as a result of a large number of traffic movements	

	CULTURAL HERITAGE													
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	Ν	C	omment:	There are no historic environment issues affecting the	is site.				
of the following including their setting		Co	onservation Area	Ν	Inventory of Historic Battlefield	Ν								
	_	Wo	orld Heritage Site	N	Inventory & Non-Inventory	Ν								
		Ar	chaeological 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				5	SV	0		0				
PLANNING OVERVIEW There are no historic environment issues relating to this site														
SEA OVERVIEW														

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ld Land N	RSAs TPOs		Comment: There are	e no des	ignation	s 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 and hedgerow to the western boundary and the western part of the site has an attractive rural character.						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		?		pment howeve		s is well related to ld to the west is less	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		Υ	There are attra	ctive rural view	s 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 t	he sch	nool grounds are	well related to	the exis	ting built up parts of the	he town t	he field	to the north west has an attractive rural character.		
SEA OVERVIEW									the field to the north west the site is should be limited negative SEA impacts.		

		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				
			·									
boundary within the LDP												
Have all landowners been identified and have agreed to disposal/development of the site	e they	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 strips	ransom	N										
Can the site be delivered within the LDP time	frame	Υ	The site would be expected to come available for develop	ment du	ring the	plan period.						
OVERALL PLANNING COM	MENT	Dui ser bro cor	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									

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

be required.

solar gain and sustainable construction techniques.

OVERALL SEA COMMENT

Site Ref: DFS.H263  Site name: land at Hardthorh Road	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a
Settlement: Dumfries	Current use: Vacant	
OS Grid Reference (Easting, Northing): 294790, 577589		Existing LDP allocations/ designations: No
Site Size (ha): 0.74	Proposed use: Housing	HMA: Dumfries Date completed: Oct/Nov 2016

Торіс	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)	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 A	AND	FLOR	A						
Do any of the following biodiversity interests		5	SACs	N	LNR	N				SPAs	N			SSSIs	Ν
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		(	Other p	rotected species	N	M	arine Consultation	Zones	Ν
				Ancien	t/semi-natural woodland	N									
		Comn	nents: T	There are n	no designations affecting t	his 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	loss c		al for habitat fragmentatio ield site and there are ma			SV	X	Any proposal sl and mature tree appropriate, me be implemented species in lands	es should leasures to d, such as	pe retained. We nhance biod the use of loc	Vhere diversity should	+	
PLANNING OVERVIEW	The m	nature tr	rees witl	hin the site	e should be retained .					•					
SEA OVERVIEW	Provid	ded the	mature	trees withi	n the site are retained the	re are no SI	EA issi	ues					SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	ł					
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 Dist	Not pu	ublicly acces				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of W Core pa Cycle pa	ath Y	Comme	ent: The site is easily a	accessible	e and is loc	ated a	adjacent t	o footpaths and close to cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/\	village hall	1-5	Sports facilities	1-5	Hospita	lities	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	S		ame: acity:	Primary St Ninians 137 0-1						Seconda Maxwwe 337 0-1	ry Iltown High			
site (km) Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW						o local services and to ort services and facilit			nd cy	cleways cl	ose to the site providing easy acces	ss to active	e travel provisi	ons.

	opic Yes/N	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: +

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (The James Hutton Institute)	0	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.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	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	Υ	The site appears in the pluvial SEPA flood maps.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	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	С	0		0	
PLANNING OVERVIEW						by the landowner/developer as part of the DIA which will a res to be taken to ensure that flood risk issues are satisfac		

Site assessment question  Xelated SEA  Yes/No  Yes/No	Pre mitigation score score score witigation it appropriate	Post mitigation score Consultation required
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	There is existing capacity for both waste water and water supply however the location of the water main may impact on the layout a	nd siting of buildings.
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		Z	There are no AQMA at present in the region	С	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 a	are no	known air quality issues in relation to the site				•					
SEA OVERVIEW	There a	ere are no known SEA issues SEA Score: 0										

				MATERIAL ASS	SETS						
Is the site			vnfield Y	Comment: This is a vacant gree	enfield s	ite.					
Is the site vacant or derelict		Υ	Is it containe	ed within the Vacant and Derelict Land Survey	N	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 vacant, of structures for reus	greenfield site and there are no exi se on the site.	sting	SV	X			Х	
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				0	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  Mitigation if appropriate					
constraints that impact on the development of the site		Cor	mment: There are r	o servi	cing constraints in re	elation to this	s site.							
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	arlisle Ai	rport N	Coal Authority	N		HSE	N
PLANNING OVERVIEW			•							nfill area within the built up	part of t	he town.		
SEA OVERVIEW			gh the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient 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	e 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											
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		Υ	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	-		dings should be built in such a way as to integrate solar gain				n.				
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			Listed Building	Ν	Scheduled Monuments	Ν	Comment:	: There are no historic environment issues in relation to this	site.			
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	Z						
		Wo	World Heritage Site		Inventory & Non-Inventory	Ν						
		Are	chaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the		Ν				S	SV 0		0			
opportunity to enhance or improve access	L											
to the historic environment												
PLANNING OVERVIEW	There a	are no	historic environme	nt iss	sues in relation to this site							

SEA OVERVIEW	There are no SEA issues	SEA Score: 0
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	LANDSCAPE												
Is the site within or adjoining any of the			NSAs	N	RSAs			Comment: There are	e no des	ignation	ns affecting this site.		
following  Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant		Y		and N TPOs N nere are mature trees to the road frontage						SV X Any proposal should be assessed against policy NE7 and mature trees should be retained			
slopes/changes in level 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.						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		enclosed an	d offers	s no	views from or into	SV	0		0	
PLANNING OVERVIEW	Provide	ed that	t the matu	re trees	could be ret	ained to	the	road frontage this is	s a well	related s	site which is not visually prominent in the locality.		
SEA OVERVIEW	Provide	ed that	t the road	frontage	e trees are re	tained t	there	e 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.										

Site Ref: DFS.H264	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.						
Site name: land at Edinburgh Road	DGC	where applicable and ap n/a	proval date):					
Settlement: Dumfries	Current use:							
OS Grid Reference (Easting, Northing): 297496, 576681	Art centre, school, and offices	Existing LDP allocations No	/ designations:					
Site Size (ha): 1.55	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016					

Торіс	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

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 A	ND FLOR	Α							
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			Natte	erjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		Other	r protect	ted species	N	M	larine Consultation	Zones	N
			•	Ancient/semi-natural woodland N											
		Comme	nents: 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 asset and mature trees should be a								nst policy NE7	0			
PLANNING OVERVIEW	The mature trees within the site should be retained .														
SEA OVERVIEW	Provid	ovided the mature trees within the site are retained there are no SEA issues  SEA Score: 0													

				POP	ULATION AND H	IUMAN	HEALT	4					
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	N					SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance Right of Core Cycle	Way N path Y	Comme	ent: The site is easily a	accessibl	e and is loc	ated a	adjacent to	o footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Communit	y/village hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and	S	School name:	Primary Loreburn							ary s Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Capacity: Distance:	0-1						396 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					o local services and the ort services and facilit			nd cyc	leways a	djacent to the site providing easy ac	ccess to ac	ctive travel prov	visions.
SEA OVERVIEW		ite is well loca es resulting in				tive trave	el and deve	lopme	nt would	also support local facilities and	SEA SCORI	E: <b>+</b>	

Site assessment question	I SE	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 urban (The James Hutton Institute)	0	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.	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	unknown	0	?		?				
PLANNING OVERVIEW	PLANNING OVERVIEW There are no soils issues in relation to the site										
SEA OVERVIEW	There	here 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.	С	X	A Flood Risk Assessment including topol information, is required and any mitigatic identified should be implemented. Approwater management measures should be	on measures opriate surface	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		С	0			0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ		С	0			0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		С	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	Provid	led all th	ne necessary mitigation measures are implemented there sho	ould be n	o SEA is	ssues	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		Z	There are no AQMA at present in the region	С	0		0			
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Z	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 i relation to the station and railway line and any proposa would be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts.	s			
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	Provide	d that	mitigation measures are taken in relation to the noise issues	then the	re shoul	d be no negative impacts. SEA Score: 0				

					MATERIAL ASSETS						
Is the site			vnfield enfield	Υ	Comment: The site is currently in use	as a school, offices and art centre.					
Is the site vacant or derelict		N	Is	Is it contained within the Vacant and Derelict N Land Survey				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		?	site are	listed whils	ld site. Two of the buildings within the st the remaining buildings at the school 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				0	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	Mitig	gation if appropriate		Post mitigation score	Consultation required
Are there any of the following servicing			Pylons	N	Bord Gais Eirann pipeline	N			Shell oil pipeline N		Transco p	pipeline	N

Are there any of the following servicing		Pylons N		Bord Gais Eirann	pipeline	N	Shel	l oil pipel	ine N		Transco pipeline	N
constraints that impact on the development of the site		Comment: There are no	omment: There are no servicing constraints in relation to this site.									
		=					0 11 1 11 1					
Will development of the site require		Air Traffic/NATS	N	MoD	N		Carlisle Airport	N	Coal Authority	N	HSE	N
consultation with any of the following bodies												
PLANNING OVERVIEW	Develop	pment of this site would bring forward a brownfield land however it is not currently vacant or available for development										
SEA OVERVIEW	There a	are SEA benefits in the re	edevelo	pment of brownfield	I land ho	owever it is	not currently vaca	nt		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															
Can the site make best use of solar gain		? Possibly			?	The layout and design should ensure solar gain where possible 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 + Suince			Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+									
PLANNING OVERVIEW	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			sitive SEA impacts that can be gained through designing for s	olar gair	and inc	cluding sustainable construction SEA Score: +									

CULTURAL HERITAGE												
Will the development of the site affect any		Listed Building Y	1	Scheduled Monuments	Ν	Comment: The site is within the conservation area and contains two listed buildings.						
of the following including their setting		Conservation Area Y	1	Inventory of Historic Battlefield	Ζ	The southern portion of the site contains area of archaeological interest in relation to						
	L	World Heritage Site N	7	Inventory & Non-Inventory	Ν	medieval pottery kilns. Evaluation and/or mitigation will be required.						
		Archaeological site Y	′	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate	е	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 us of any features found in investigation	se and recording	+		
PLANNING OVERVIEW			posal should include for the careful re-use and conversion of the two listed buildings along with sympathetic and sensitively designed new build elements that ment the existing buildings and do not detrimentally impact on their setting or the conservation area.							
SEA OVERVIEW	Provid	ded tha	ed that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should in positive SEA impacts in helping to preserve built heritage assets for the future.  SEA Score: +							

					L	ANDSCAPE							
Is the site within or adjoining any of the following		Wi	NSAs N ld Land N	RSAs TPOs	N N	Comment: There are	e no des	ignatior	ns 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		Υ	and adjacent or walls. The more have less aesth number of matu structure and v	ouncil offices) we modern school office the modern school office trees within isual interest, so portant to the a	vith assol and a ere are a the gro oftening menity	ildings (Gracefields cociated boundary art centre buildings also a significant bunds which create g built forms. These of the area and help	С	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 visu town	ally integrated	nto the	built up part of the	SV	0		0			
Are there any locally attractive views that will be impacted by development of the site		Υ	The site is visib the river	ole from across	the rive	er and enjoys across	SV	X	Provided an appropriate level of landscaping is retain in the site the views should not be adversely affected				
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	Provide	d that	landscape featur	res are retained	there :	should be no SEA issu	ies.		SEA Score	: 0			

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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											

Site assessment question  Yesala ed SEA  Yesala ed SEA  Yesala ed SEA	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.

Site Ref: DFS.H265  Site name: land north of former Interfloor Factory, Edinburgh Road	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.
Settlement: Dumfries	Current use: Vacant	
OS Grid Reference (Easting, Northing): 299026, 579232		Existing LDP allocations/ designations: No
Site Size (ha): 2.22	Proposed use: Housing	HMA: Dumfries Date completed: Oct/Nov 2016

Торіс	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)	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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND I	FLOR	4						
Do any of the following biodiversity interests		5	SACs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested		N
includes any potential SACs and SPAs)		RAM	AMSAR N Geodiversity Sites N Other protected species N Marine Consultation Zones N												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													
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  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 m	nature tr	ees with	in the site	should be retained.				<u> </u>					<u> </u>	
SEA OVERVIEW	Provid	ded that	ed that the mature trees within the site are retained then there should be no SEA issues.  SEA SCORE: 0												

					POP	ULATION AND H	IUMAN	HEALTH	1					
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		pace is not o	easily acc	cessible		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	tht of W Core pa	aý N ath Y	Comme	ent: The site is easily a	accessible	and is loc	ated a	adjacent to	o footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	0-1	Sports facilities	1-5	Hospita	alities	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	S		ame: acity:	Primary Heathhall 26						Seconda Dumfries 395	,			
catchment. (October 2015). Distance from site (km)		Dista	ance:	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						o local services and the ort services and facilit			nd cyc	leways ac	djacent to the site providing easy ac	cess to ac	ctive travel prov	risions.

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: +

			SOILS								
Will development of the site result in the		N	Soil classification urban	0	0		0				
loss of the best quality agricultural land			(The James Hutton Institute)								
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		Ν	No previous known use.	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	There	are no	soils issues in relation to this site								
SEA OVERVIEW	There	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.	0	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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 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	ascert resolv	tain the red. Th	extent of the flood risk, demonstrate developable part (s) of	he site a	and iden	d by the landowner/developer as part of any updated FRA witify any measures to be taken to ensure that flood risk issues restigation will be required to consider the impact on the over	are satis	factorily rks
SEA OVERVIEW	Provid	ded all	the necessary mitigation measures are implemented there sh	ould 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	С	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.								
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impacts from emissions									
SEA OVERVIEW	The typ	The type of uses envisaged for this site are not expected to raise adverse SEA impacts  SEA Score: 0								

				MATERIAL ASSETS					
Is the site	Brown	nfield nfield	Υ	Comment: The site is not believed to ha	ave had	any pre	evious uses.		
Is the site vacant or derelict	Υ	ls i	t containe	d within the Vacant and Derelict N Land Survey	0	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or	N			site and there are no existing e on the site.	SV	X		X	

Site assessment question	Related SEA Topic	Yes/No		,	Comment	Information source	Pre mitigation score		Mitigatio	on if appropri	ate		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				0	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		ı	Shell oil pipel	ine N			Transco p	ipeline	N
constraints that impact on the development of the site		Con	nment: There are n	o servi	cing constraints in relation to this s	ite.			•					•
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N	Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Althou	gh the	development of thi	s site v	would result in the loss of greenfiel	d land it fo	orms a v	acant infill are	a within the	built up part o	f the town	ı		
SEA OVERVIEW			loss of greenfield l	and wo	ould be a negative SEA impact brir	iging forw	ard this	vacant infill sit	te would mal	ke efficient	SEAS	CORE: +/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 ne	w buildings should be built in such a way as to integrate solar gain a	and sust	ainability	y measures into their design and construction.					

Site assessment question	Related SEA Topic	Comment	ource	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	SEA SCORE: +
	techniques	

CULTURAL HERITAGE										
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments	Ν	Comment: The former factory to the south is a liste				
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	need to be given to the impact of its setting by nev	v development.			
	-	World Heritage Site	Ν	Inventory & Non-Inventory	N					
		Archaeological site	Ν	Garden or Designed Landscape						
Will the development of the site result in the		N			S	/ 0	0			
opportunity to enhance or improve access	L									
to the historic environment										
PLANNING OVERVIEW						n the setting of the listed building to the south				
SEA OVERVIEW	Provide	ed that any development	does	s not detrimentally impact on the set	ing of	the listed building then there should be no SEA	SEA Score: 0			
	issues									

	LANDSCAPE													
Is the site within or adjoining any of the following		W	NSAs ild Land	N N		SAs POs		Comment: There a	re no des	ignation	ns 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		Υ	Those a	hose along the eastern boundary should be retained to elp screen the site from the adjacent cycle path. Mature eech trees on site should also be protected and				nould be retained to at cycle path. Mature	С	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		Υ	The site the towr		ally well i	ntegra	ited int	o the built up part of	SV	0			0	
Are there any locally attractive views that will be impacted by development of the site		Ν							SV	0			0	
PLANNING OVERVIEW	Provide	d that	the matur	e trees	within th	e site	are ret	ained then there shou	ıld be no	landsca	pe impacts from the development of this infill s	site.		
SEA OVERVIEW	Provide	d that	the matur	e trees	are retai	ned th	en the	re should be no SEA	issues.		S	SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES							
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is unallocated within the settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	
Are there any known restrictive covenants or r strips	ransom	N							
Can the site be delivered within the LDP timef	rame	Υ	The site would be expected to come forward for development during the plan period.						
OVERALL PLANNING COM	MENT		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 we to existing development and close to local services and facilities. It is recommended to include this site in LDP2						
OVERALL SEA COMM	MENT					currently vacant. Minor positive SEA effects as the site is within the use of solar gain and sustainable construction techniques		9	

OS Grid Reference (Easting, Northing): 296065, 575050	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None
Settlement: Dumfries	Current use: Agriculture	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
296065, 575050		No
Site Size (ha):	Proposed use:	HMA: Dumfries Date completed:
22.50	Housing	Oct/Nov 2016

Торіс	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	x	XX

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	AND F	LOR	4					
Do any of the following biodiversity interests		C A	Col	N	LNR					SPAs	NI		SSSIs	NI NI
affect or have connectivity to the site? (this		SACs         N         LNR         N         SPAs           NNR         N         Local wildlife sites         N         Natterjack toads								N N	Great Crested			
includes any potential SACs and SPAs)		RAMS	N	Geodiversity Sites	N		C		otected species	N	Marine Consultation			
			Ancient/semi-natural woodland N											
		Comme	omments: There are no designations affecting this site.											
Are there any known invasive species		N C 0										0		
within the site								and GIS						
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								mented, s	ures to enhance biodiversity such as the use of locally native schemes.	+	
PLANNING OVERVIEW	The h	he hedgerow should be retained.												
SEA OVERVIEW	Provid	Provided the hedgerow are retained there are no SEA issues  SEA Score:0												

					POP	JLATION AND H	UMAN	HEALTH	1					
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 Dist	ance (km	)   0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	tht of Wa Core pat	ý Y n N	Comme	nt: The site is easily a	ccessibl	e and is loc	ated a	adjacent to	footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		munity/vi		1-5	Sports facilities	0-1	Hospita	alities	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	S	School n		rimary roqueer						Seconda Dumfries 396	ry Academy			
catchment. (October 2015). Distance from site (km)				-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	Resid	ential d	evelopme	nt will help	to suppo	ort services and faciliti	es in the	area.		,	jacent to the site providing easy acc	ess to ac	ctive travel prov	risions.
SEA OVERVIEW	The si	ite is we	II located	to local se	ervices, p	rovides options for ac	tive trave	I and devel	opme	nt would a	Ilso support local facilities and SI	EA Score	E:+	

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score 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		Υ	Soil classification O	0	Х	The site is entirely prime agricultural land	X				
loss of the best quality agricultural land			(The James Hutton Institute)								
Would the development of the site result in		N		SV	0		0				
soil or coastal erosion (adjacent to the coast											
or includes steep slopes)											
Are there any contaminated soils issues on		N	No known previous use.	С	0		0				
the site											
Is the site on peatland and could the		N		0	0		0				
development of the site lead to a loss of	CF										
peat											
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The lo	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	С	Х	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.	С	?		?				
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y		С	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	Υ		С	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
development to connect to the mains water supply						Water Impact Assessment may be required to esta what impact, if any this development has on the experiment. As Scottish Water are funded for Growth can instigate a Growth project when the Develope meets their 5 Growth criteria	isting they	
PLANNING OVERVIEW	extent There	of the	ossibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and id icient capacity for both waste water and water supply howeve nitigation measures put in place.	entify ar	ny meas	ures to be taken to ensure that flood risk issues are sa	tisfactorily res	solved.
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	С	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	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 Greenfield	Y	Comment: The site is in agriculture	al use	)							
Is the site vacant or derelict	ľ	N	s it containe	ed within the Vacant and Derelict Land Survey	1	0	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	1	N This is	a greenfiel	d site		SV	Х		Х				
Does the site have existing and potential mineral extraction	١	N				GIS	0		0				

Site assessment question	Related SEA Topic	Yes/No		(	Comment			Information source	Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
Is the site in the vicinity of a waste 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)	PHH	N n/a						0	0						0	
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons N nment: There are n	o servi	Bord Gais Eirann cing constraints in re			e.		Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Car	rlisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		evelopment of this site would result in the loss of a greenfield land ne 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 nev	w build	dings should be built in such a way as to integrate solar gain a	and susta	ainability	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 echniques  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 HERITAG	ЭE						
Will the development of the site affect any			Listed Building	Υ	Scheduled Monuments	Υ			Park Farm on the edge of the site is Ca			
of the following including their setting		С	onservation Area	Ν	Inventory of Historic Battlefield	Ν			monument occupying the northern half			historic
		W	orld Heritage Site	Ν	Inventory & Non-Inventory	Ν			n south-eastern quadrant, with a strong			
	1	Αı	rchaeological site	Υ	Garden or Designed Landscape				gical features. This site incorporates the			
	_								site preserved below the surface and no			
									n half of this site would be against natio			
									tern quarter has potential for developme	nt, and even here ev	aluation	n and
Manual III II I			T = ".						would be required.		1	ı
Will the development of the site result in the		?	Possible			S	V	X	Recording of any features found in inv	estigation	+	
opportunity to enhance or improve access	L											
to the historic environment												
PLANNING OVERVIEW									as a listed building to the northern bound			
						ılt in a	an illo	ogical bo	undary. Any archaeological evaluation r	equired to the northe	rn part	of the
			e carried out prior		•							
SEA OVERVIEW					ald result in positive SEA impacts ho	wever	r dev	elopmen	t of the site is likely to significantly	SEA SCORE: XX		
	impact	on are	chaeological featui	es S	EA issues.							

	LANDSCAPE											
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no desi	gnation	s 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		N					SV	0		0		
Will development of the site be well integrated visually with the existing settlement		N	unless adjacen degree 258) are extension and	ndary runs act fields (sites he also develop consequent macter, the resi	ross the H213, 22 ped as p ajor cha ulting pa	top of the 'dome'. So 23 and to a lesser art of major town	С	X		X		
Are there any locally attractive views that will be impacted by development of the site		Y	farmland, adjace and highly visib	ent to rugby p le from surrou sual enclosure	itch/sho inding ro	n attractive open byground. Exposed coads and housing ed by gappy thorn	С	Х		X		
PLANNING OVERVIEW	The site	e is on	the outer fringes	of the town a	nd not w	vell related to the exist	ing built	up part	of the town. The site has an open aspect and development	t would th	erefore	

Topic A Site assessment question  Xelated SEA Yellated SE	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	Υ	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	Υ										
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	N Unlikely due to archaeological issues  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 woul 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 the land to make a more 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	gree	e are significant negative SEA issues in relation to the impact on archaeological features there are also minor negative SEA issues, including loss of nfield land and prime agricultural land and the rural character and visual prominence of the site. However, the site is reasonably close to existing services facilities and benefits could be gained through the use of solar gain and sustainable construction techniques									

Site Ref: DFS.B&I201	Source of site suggestion: DGC	Site history/previous planning a where applicable and approval	• •
Site name: land south of Tinwald Downs Road, Heathhall		n/a	
Settlement: Dumfries	Current use: Vacant		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ design	nations:
299122 578276		No	
Site Size (ha): 20.92	Proposed use:	HMA: Dumfries	Date completed:
	Business and industry		Oct/Nov 2016

Торіс	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

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)		

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND FI	LORA	4						
Do any of the following biodiversity interests affect or have connectivity to the site? (this		SACs NNR		N N	LNR Local wildlife sites	N N				SPAs Natterjack toads	N N		Great Crested N	SSSIs	N N
includes any potential SACs and SPAs)		RAM		N	Geodiversity Sites	N		С	Other protected species N			Ma	Marine Consultation Zo		
		Comm	Ancient/semi-natural woodland Y ments: 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		Υ	Potential habitat fragmentation due to the loss of a greenfield site and also there is woodland surrounding the site.						X	Where appropr should be imple tree species in should be asse trees should be	emented, s landscape ssed agair	such as the us schemes. An	e of locally native y proposal	0	
PLANNING OVERVIEW				•	ent to the site which sho			•		•	f the site.				
SEA OVERVIEW	Provid	ed that	develo	opment does	not impact on the ancier	nt woodland t	hen the	ere sh	ould be	no SEA issues			SEA SCORE: 0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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 Dist	The s ance (k		a 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	Ì	tht of W Core pa Cycle pa	ath Y	Comme	ent: The site is easily a	ccessible	and is loc	ated a	adjacent to	footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	1-5	Sports facilities	0-1	Hospita	alities	1-5	Local shops (convenienc	e) 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 N/A						Seconda N/A	ry			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW										leways ad	ljacent to the site providing easy	access to a	ctive travel pro	visions.
SEA OVERVIEW	The si	te is we	II locate	businesses would also provide additional employment opportunities in the area.  ite 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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	omple	w mont	opportunities resulting in positive SEA impacts										
	empic	yment	opportunities resulting in positive SEA impacts										
			SOILS										
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.2 and 5.3 (The James Hutton Institute)	0	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.	С	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		С	0		0						
PLANNING OVERVIEW		•	would result in the loss of prime agricultural land. There is potakes place	ossibly s	ome co	ntamination within the site that may need to be remediated by	pefore						
SEA OVERVIEW	The lo	oss of p	rime agricultural land would be a negative SEA impact	oss 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	Υ	The site appears in the SEPA medium likelihood surface water floodmaps and a body of water traverses the site.	С	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)				С					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?		С	?	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		С	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									

Relate Topic Y Y Y Pre m score score Consi requiii
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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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	The site is surrounded by residential properties to the west, an industrial estate to the north east and woodland  You have a surficient distance and separated from the site by woodland to ensure that and adverse impacts would be minimal.  Proposed uses could potentially have impact on  SV  X  Any development proposals will be assessed against								
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)		Υ	Proposed uses could potentially have impact on residential property bordering on the western edge of the site.	esidential property bordering on the western edge of the			0				
PLANNING OVERVIEW		he 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 missions, including noise, that would adversely affect neighbouring residential properties.									
SEA OVERVIEW		vided that any emissions that might result from the development of business uses on the site are adequately mitigated against re should be adverse SEA impacts.									

				MATERIAL AS	SETS								
Is the site			wnfield Y enfield Y	Comment: A small area of the	site in th	the north eastern corner has previously been used as a sawmill							
Is the site vacant or derelict		Y	Is it conta	Is it contained within the Vacant and Derelict Land Survey					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	f 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	РНН	N				0	0		0				

Site assessment question	Related SEA Topic	Yes/No		C	Comment			Information source	Pre mitigation score		Mitigatio	n if appropr	iate		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		Com	Pylons Y nment: There are p	ylons (s	Bord Gais Eirann small scale timber s			Scottish		Shell oil pipel edium pressur		s the site.		Transco	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Car	lisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	•	t of this site would i	esult ir	the loss of a green	field land	d and co	onsidera	tion woul	ld need to be	given to the	existing pylo	ns and g	as pressure l	ine whicl	n cross
SEA OVERVIEW	The lo	ss of g	reenfield land woul	d be a	negative SEA impa	ct							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		Υ	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													

Site assessment question	Related SEA Topic	Comment	ource	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

	CULTURAL HERITAGE												
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments	Ν			There is a listed cast iron and sandstone accomr					
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν			way dating from 1863 to the rear of 37 Arrol Drive					
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Ν			kt should be retained. The area of the former saw					
		Archaeological site		Garden or Designed Landscape		section of the WW2 airfield, and a WW2 bunker is in the north-eastern corner of							
		3	site that would require retention (MDG23022).										
Will the development of the site result in the		Y Possibly			(	2	X	Recording of any features found in investigation	n	+	l		
opportunity to enhance or improve access	L									-	l		
to the historic environment											L		
PLANNING OVERVIEW	Any de	velopment should not in	pact	on the setting of the listed bridge ac	ljace	nt to th	he site o	r impact on the former military features in the site	<del>)</del> .				
SEA OVERVIEW		led that consideration is given to the retention and setting of historic features within and adjacent to the site then there  SEA SCORE: 0											
	should	be no SEA issues.											

	LANDSCAPE											
Is the site within or adjoining any of the		,,,	NSAs N	RSAs N	Comment: There a	re no des	ignation	ns affecting this site.				
following  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	ild Land N The site is surre	TPOs N ounded 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		?	in isolation how	ounding woodland the vever it is well contain pment to the north ar	ned and adjacent to	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 should			and although the site	is located adjacent to	existing d	evelopn	nent it is not prominent in the landscape. Mature trees in	and around	d the site		
SEA OVERVIEW	Provide	ed that	mature trees with	hin and surrounding	the site are retained th	ere shoul	d be no	SEA issues. SEA Score	0			

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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 agreed to disposal/development of the site	they	N							
Are there any known restrictive covenants or strips	ransom	N							
Can the site be delivered within the LDP time	frame	Υ	There are no known physical constraints in bringing this si	te forwa	d deper	nding on market demand			
OVERALL PLANNING COM	MENT	bus awa pro	arge areas of land are currently allocated for industrial/business/commercial uses and as a result it is considered that additional sites are not requirusiness needs at this time. The site would be well related to other business uses in the locality. However a study relating to future employment waited and should this indicate that additional sites are required then further consideration could be given to its inclusion in LDP2. Concerns over the ovision of adequate access arrangements remain.						
OVERALL SEA COM	MENT	emi	or negative SEA issues, including loss of greenfield land and ssions. However, the site is within walking distance of existing tainable construction techniques.	prime a	gricultur es and fa	al land and increased traffic movements resulting in increasir acilities and benefits could be gained through the use of solar	ng carbor gain and	n d	

Site Ref: DFS.B&I253	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):
Site name: land at Starryheugh		No recent history
Settlement: Dumfries	Current use: Agricultural	-
OS Grid Reference (Easting, Northing): 294683, 575360		Existing LDP allocations/ designations: No
Site Size (ha): 9.12	Proposed use: Mixed use – Residential, industrial, commercial, leisure	HMA: Dumfries Date completed: Oct/Nov 2016

Торіс	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

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA AN	D FLOR	Α					
										ı			
Do any of the following biodiversity interests		SA	ACs	N	LNR	N			SPAs	N		SSSIs	
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			Natterjack toads	N	Great	Crested Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N	(	Other p	protected species	N	Marine Cons	sultation Zones	N
			Ancient/semi-natural woodland N										
		Comme	mments: There are no designations affecting this site.										
Are there any known invasive species		N					С	0				0	
within the site							and						
							GIS						
Will habitat connectivity or wildlife corridors		Υ	There	e are a sma	all number of mature trees	within the site	SV	X	Any proposal sl	hould be a	ssessed against policy I	NE7 0	
be affected by the development of the site -			and a	also to the s	site boundary				and mature tree	es should l	be retained		
will it result in habitat fragmentation or													
greater connectivity													
PLANNING OVERVIEW	The m	nature tre	es to t	the centre o	of the site should be retain	ed and incorp	orated into	any sc	heme.				
SEA OVERVIEW	Provid	ded that t	the mat	ture trees a	are retained then there sh	ould be no SE	A issues.				SEA Sc	ORE: 0	

					POP	ULATION AND H	UMAN	HEALTH	4					
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		cultural us	se.		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	the of Way  Core path  Cycle path	Y	Comme	ent: The site is easily a	ccessible	e and is loc	ated a	adjacent to	o footpaths and cycleways			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		munity/villa	age hall	1-5	Sports facilities	1-5	Hospita	alities	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	S	School n							nry					
catchment. (October 2015). Distance from site (km)		Dist	ance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	Resid	ential d	evelopmer	t may he	elp to supp	oort local services whi	lst new b	usinesses	would	also provi	cent to the site providing easy accide additional employment opport			ions.
SEA OVERVIEW	Althou	igh the	site is loca	ted some	e distance	from local services it	does pro	vide option	ns for a	active trave	el and development would	SEA SCORI	E: <b>+</b>	

Site assessment 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

			SOILS						
Will development of the site result in the		Υ	Soil classification 3.1	0	X	The entire site is prime agricultural land		X	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		Ν		SV	0		(	0	
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		N	No known previous use	С	0		(	0	
the site									
Is the site on peatland and could the		Ν		0	0		(	0	
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.		•			•	
SEA OVERVIEW	The lo	ss of pi	rime agricultural land would be a negative SEA impact.			SE	A 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	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	С	0		0	
PLANNING OVERVIEW			ssibility of flood risk on this site. Any flood risk will need to be flood risk, demonstrate developable part (s) of the site and ide					

Site assessment question	Related SEA Topic	Comment	ource	Mitigation if appropriate	Post mitigation score	Consultation required
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1		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	С	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  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							
PLANNING OVERVIEW										
SEA OVERVIEW	Provide	ed that	any mitigation measures identified are implemented there sh	ould not	be any	SEA score: 0				

	MATERIAL ASSETS										
Is the site		Brow	vnfield		Comment: This is a greenfield site in a	gricultura	al use.				
		Gree	enfield	Υ							
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	a greenfiel	d 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				0	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			Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
(paragraph 4.9)																	
Are there any of the following servicing			Pylons N		Bord Gais Eirann					Shell oil	pipelin	e N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment: There are r	o serv	icing constraints in re	elation to	this si	te.									
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	ırlisle Ai	rport N		Co	oal Authority	N		HSE	N
PLANNING OVERVIEW	Develo	evelopment of this site would result in the loss of a greenfield land															
SEA OVERVIEW	The lo	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										

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	develop	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 eveloped could generate a large number of traffic movements which is unknown at the current time								
SEA OVERVIEW	The pos	ne positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible  SEA Score: +/X  egative SEA issues created as a result of a large number of traffic movements								

				CULTURAL HERITAC	ЭE	
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	N	Comment: The 19th century bridge on the approach from the A780 is recorded.
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν	N
		World Heritage Site	Ν	Inventory & Non-Inventory	Ν	N
		Archaeological site	Υ	Garden or Designed Landscape		
Will the development of the site result in the	L	N			S	SV 0 0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	<b>Consultation</b> required			
opportunity to enhance or improve access		T									
to the historic environment  PLANNING OVERVIEW	In des	igning	any proposal for the site consideration will need to be given t	o the se	tting of t	he former listed railway bridge.					
SEA OVERVIEW	Provid	vided that any scheme is designed to adequately reflect the setting of the listed bridge then there should be no SEA issues.  SEA Score: 0									

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ld Land N	RSAs TPOs	N N	Comment: There are	e no desi	gnation	s 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		Υ	alters the basel landscape elem (former) railway the south and b	ine however the nents and it is or embankment or roads to othe stent with other	ne site h well con which r er direct		С	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	within an rural s	setting althoug	h there	d generally seen is development to the site of the new	SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Υ	is prominent in remain as unde			nd arguably should	С	X		0	
PLANNING OVERVIEW	altered mature	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 ed the landscape in this location. Development however should be set back form the A75 and structural planting be used to help screen any development. The ure trees within the site should be retained. Although close to other industrial/commercial estates the site is visually isolated.									
SEA OVERVIEW	This is	_		ent site and st	ructural	planting alone will not	entirely	overcon	ne the detrimental impacts on the SEA Score: X		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand									
OVERALL PLANNING COMMENT	for ir	Development would result in the loss of greenfield land and prime agricultural land in a visually prominent location. Large areas of land are currently allifor industrial/business/commercial uses and as a result it is considered that additional sites are not required to meet business needs at this time. Howeverture to future employment needs is awaited and should this indicate that additional sites are required then further consideration could be given									

	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.

Site Ref: DFS.B&I266	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):
Site name: land west of former Interfloor Factory, Edinburgh Road		n/a
Settlement: Dumfries	Current use: Vacant	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
298819, 579133		No
Site Size (ha): 0.54	Proposed use:	HMA: Dumfries Date completed:
	Commercial and business	Oct/Nov 2016

Торіс	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	x	xx

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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		0,	SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			ı	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAN	ISAR	N	Geodiversity Sites	N		(	Other pr	otected species	N	N	Marine Consultation	Zones	N
				Ancient/semi-natural woodland Y											
		Comr	nments: There is ancient woodland to the site boundaries												
Are there any known invasive species within the site		N						С	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.  X Any proposal should be assessed against poli and the ancient woodland should be retained.							0					
PLANNING OVERVIEW	Development of the site should not harm the surrounding ancient woodland.														
SEA OVERVIEW	Provid SEA is		the and	cient woodla	and is retained and that d	evelopment	does	not neg	atively i	mpact on it then the	ere should	be no	SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	Н					
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	N						SV	0				0	
Distance to nearest area of open space  Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Righ	nce (km) nt of Way Core path ycle path	N Y	Comme	ent: The site is easily a	accessibl	e and there	e are f	footpaths	adjacent and cycleways close to	the site		
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comn	Community/village hall			Sports facilities	1-5	Hospita	alities		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	S	School na Capa	me: n/	rimary a						Seconda n/a	ary			
catchment. (October 2015). Distance from site (km)		Dista												
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW						o local services and the ovide additional emples.					cleways close to the site providing	easy acce	ss to active tr	avel
SEA OVERVIEW						rovides options for active SEA impacts	tive trave	and devel	lopme	ent would	also improve access to	SEA SCOR	₹E: <b>+</b>	

Site assessment 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 urban (The James Hutton Institute)	0		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.	С		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		0		0		0	
PLANNING OVERVIEW			ootential for some contamination in relation to the sites previo						
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	Υ	Site is in close proximity of the SEPA pluvial floodmap and the SEPA fluvial floodmap.	С	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		С	0		0							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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		
						network and any measures identified should be				
						implemented. As Scottish Water are funded for they can instigate a Growth project when the Demets their 5 Growth criteria.				
PLANNING OVERVIEW	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									
SEA OVERVIEW			nitigation measures put in place. the necessary mitigation measures are implemented there sh	ould be	no SEA	issues SEA Sco	DRE: 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	С	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 typ	e of u	ses envisaged for this site are not expected to raise adverse \$	SEA imp	acts	SEA Score: 0		

				MATERIAL AS	SETS					
Is the site	Brov	vnfield	Υ	Comment: The site used to cor	Comment: The site used to contain the former carpark and canteen buildings for the factory to the east.					
	Gree	enfield								
Is the site vacant or derelict	Y	Is	Is it contained within the Vacant and Derelict N Land Survey				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	a brownfield	d 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						0	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					Shell oil pip	eline N			Transco	pipeline	N
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			Air Traffic/NATS	N	MoD	N		Cai	lisle Airp	oort N	C	oal Authority	N		HSE	N
consultation with any of the following bodies																
PLANNING OVERVIEW	Develo	opmen	t of this site would b	oring f	orward a vacant, bro	ownfield la	and									
SEA OVERVIEW	There	are SE	A benefits in the re	edevel	opment of vacant bro	ownfield la	and						SEA	SCORE: +		
					ROADS	ACCE	SS									
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		Sco	tland is consulted vigned and construc	vith req ted as	s to the west of the f gards to access of th an adoptable road a d Galloway Council	e A701( <sup>-</sup> and any re	Γ). It sh esident	nould be ial devel	noted the	nat that any of this propo	proposed acc osed site shou	ess to more t uld include pa	han 2 dw rking pro	vellings must ovision on		

			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			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			+	Sustainable design and construction tec incorporate energy efficiency measures policies OP1f and OP2.		+	
PLANNING OVERVIEW	Any nev	v build	lings should be built in such a way as to integrate solar gain	and sust	ainabilit	y measures into their design and construct	ion.		
SEA OVERVIEW  There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									

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

Site assessment question  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building Y	Scheduled Monuments	Ν		nent: The site is close to the listed vacant fact					
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν		the location of a post-medieval earthwork fortification, and there is a possibility of					
	L	World Heritage Site N	Inventory & Non-Inventory	Ν	buried	d features. Evaluation and/or mitigation will be	required.		ļ		
		Archaeological site Y	Garden or Designed Landscape						Į.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	٦	Y Possibly		С	X	Recording of any features found in inve	estigation	+			
PLANNING OVERVIEW	Some	archaeological evaluation and	or mitigation may be required in rela	tion to	o a post-	t-medieval earthwork fortification.					
SEA OVERVIEW	Provide	ed that the necessary mitigation	on is carried out there should be no	SEA is	sues.		SEA SCORE: 0				

LANDSCAPE												
Is the site within or adjoining any of the				N	RSAs		Comment: There ar	re no des	signation	ns affecting this site.		
following		W	ild 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	ancient should b subsequ	woodlai e prote ient acc	nd of plantat ected from de cess/damage	on origin velopme	st and north-west by and these areas nt and from any	С	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			ally well integ t of the town.		an infill site within	SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Ν						SV	0		0	
PLANNING OVERVIEW	This is	a visu	ally well in	tegrate	d site enclos	ed by and	cient woodland and ex	kisting de	evelopm	ent.		
SEA OVERVIEW	There a	are no	SEA issue	es.						SEA Score: (	)	

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

Related SEA Yes/No	Information source	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.

Site Ref: DFS.MU201 Site name: Irongray Road	Source of site suggestion: Call For Site	Site history/previous planning a where applicable and approval 09/P/3/0402 – 241 dwellings - Wit	date):
Settlement: Dumfries	Current use: Agriculture and industry		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ desig	nations:
295065, 578661		No	
Site Size (ha):	Proposed use:	HMA: Dumfries	Date completed:
14.92	Housing		Oct/Nov 2016

Торіс	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	Neutral impact Unknown impact		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													
										<u>,                                      </u>				
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads		Great Crested N	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		Other protected species			Ma	rine Consultation 2	Zones	N
1				Ancien	nt/semi-natural woodland	N		•						
1		Comments: There are no designations affecting this site.												
Are there any known invasive species		N						С	0				0	
within the site								and						
								GIS						
Will habitat connectivity or wildlife corridors		Υ			rth western boundary and		abitat		Х	Any proposal should be a			+	
be affected by the development of the site –			fragn	nentation d	lue to the loss of a greenfi	eld site				and mature trees should				
will it result in habitat fragmentation or										appropriate, measures to				
greater connectivity										be implemented, such as		ally native tree		
										species in landscape sch	emes.			
PLANNING OVERVIEW	The m	nature tr	ees to	the site bo	undary should be retained									
SEA OVERVIEW	Provid	ded the	mature	trees to th	e site boundary are retain	ed there ar	e no Sl	EA issue	S			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 Distance (	(km)   1-5				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 \ Core   Cycle	Way N bath N	Commen	t: : The site is easily	accessik	le and is lo	cated	close to fe	ootpaths and adjacent to cycleways	3		
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	Hospita	alities	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)	S	Capacity: Distance:							Seconda Maxwellt 337 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  Xelated SEA  Yes/No   Information source Pre mitigation score according to the mitigation score	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:+

	SOILS											
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification (The James Hutton Institute)	2 and	0	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	(The same Hatter methats)	0.1	SV	0		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			Х	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			0	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.											

	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.	С	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		С	0		0						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	РНН	Y	There is a 4" water main through middle of site	С	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	extent There	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	С	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	Х	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.	Х		
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						
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	Provide	ed that	mitigation measures are taken in relation to the noise issues	then the	re shoul	d be no negative impacts. SEA Score:0			

MATERIAL ASSETS											
Is the site			nfield nfield	Y	Comment: The southern part of the sit	e contai	ns a com	mercial unit but the majority of the site is in agricultural use			
Is the site vacant or derelict		N	ls	Is it contained within the Vacant and Derelict N Land Survey			0		0		
Will development of the site minimise		N	The maj	The majority of the site is greenfield			Х		Х		

Site assessment question	Related SEA Topic	Yes/No		Ó	Comment			Information source	Pre mitigation score		Mitiga	tion if appropr	iate		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						0	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		Com	Pylons N ment: There are n	o servi	Bord Gais Eirann cing constraints in re			Э.	5	Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Car	lisle Airp	ort N		Coal Authority	N		HSE	N
PLANNING OVERVIEW					n the loss of a green		ıd									
SEA OVERVIEW	The lo	ss of g	reenfield land wou	d be a	negative SEA impa	t							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	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	Х	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	
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 n devel	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 eloped 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 and sustainable construction techniques could balance out the possible are seasonable as a result of a large number of traffic movements							

					CULTURAL HERITAGE	<b>=</b>				
Will the development of the site affect any of the following including their setting	L	Wo	Listed Building onservation Area orld Heritage Site chaeological site	N N	Scheduled Monuments North Inventory of Historic Battlefield North	Y	Listed b The tree Landsca preserve preserve	ent: This site is directly across a narrow road from a number of Category B buildings and structures at Woodlands/Newbridge 'Embassy' Hotel and lodge. See lined avenue is the edge of the Woodlands Non-Inventory Designed cape. Any development in this area should be very carefully designed to be the wider setting of the Listed Buildings and the designed landscape and be the wider character of the area. Storic settlement site adjacent to Midnunnery, mitigation will be required.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly			SV	Х	Recording of any features found in investigation +		
PLANNING OVERVIEW		lopment in the area should be carefully designed to ensure the setting of the nearby listed buildings is retained. Any archaeological evaluation required to the ern part of the site should be carried out prior to development.								
SEA OVERVIEW		ded that any development is carefully designed and provided that all evaluation and mitigation works are carried out there d be know SEA issues.								

	LANDSCAPE												
Is the site within or adjoining any of the following		Wi	NSAs ld Land	N N	RS/ TPC		N N	Comment: There ar	e no des	ignation	ns 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						vestern boundary hin the site.	SV	X	Any proposal should be assessed against policy NE7 and mature trees and hedgerows should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	pattern remote coaleso Woodla	Whilst development would be consistent with existing pattern of development along Glasgow Rd, the site is semote 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.				w Rd, the site is all result in the all building groups at	SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		у	Highly \	risible s	loping site	rom	A76		Sv	Х		Х	

Site assessment question  Ves/No  Yes/No  Yes/No	Information source Pre mitigation score		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 distance from the town centre. Development would result in the coalescence of the town with the small building groups of Woodlands advice provided in supplementary guidance. The site is highly visually prominent on the approach to the town from the A76 trunk road.	and Newbridge contrary to the
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

		DI ANNUNO/EFFECTIVENEGO IGOLIFO						
		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	Υ							
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	Grou wou mee	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 ups 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 ld, 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 the town this time. A number of other sites have been recommended for inclusion in LDP2 which are considered to provide a more opriate 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 increasing carbon emissions, the coalescence of the town with two small building groups and would be visually prominent. However the site could local services and benefits could be gained through the use of solar gain and sustainable construction techniques							

Site Ref: DFS.MU202 Site name: land east of Solway Gate	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None						
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					

Торіс	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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND F	LOR	4						
Do any of the following biodiversity interests		S	ACs	N	N				SPAs	N			SSSIs	N	
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	d Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		C	ther p	rotected species	N	M	larine Consultation	n Zones	N
			•		/semi-natural woodland	Υ		•		_					
		Comments: Ancient and semi-natural woodland to the north part of the site. Recommend these areas not developed. Further survey/assessment compensatory planting may be required.									ent and				
Are there any known invasive species within the site		N	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 ar	ea of ar	ncient woo	dland to the northern part	of the site w	vhich st	hould b	e avoic	ded.					
SEA OVERVIEW	Provid	vided the ancient woodland is not included in any development proposals then there would be no SEA issues  SEA Score:0													

					POP	PULATION AND H	IUMAN	HEALTI	4					
									_					
Will the development of the site affect the		Ν						SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space			ance (kn	,										
Are there any of the following within or	MA	Rig	ght of Wa	,	Comm	ent: Footpaths and cyo	cleways a	re located	some	distance f	from the site			
adjacent to the site and will development	or		Core par	_										
impact on them	CF		Cycle pa											
What is the distance (km) to the following		Com	munity/v	llage hall	1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience)	1-5	Bus stop	0-1
services where they exist in the settlement	CF													
(Autumn 2015)										<u> </u>				
What is the education catchment area	_			Primary						Seconda	ary			
(primary and secondary) for the site and	S	School n		ı/a						n/a				
what is the remaining capacity within the			acity:											
catchment. (October 2015). Distance from site (km)		Dista	ance:											
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW	The s	ite is loc	cated sor	ne distan	ce to loca	I services. New busine	esses and	leisure fac	cilities	would pro	ovide additional opportunities in the	area.		
SEA OVERVIEW	The s	ite woul	d also im	prove to	leisure ar	nd other opportunities	resulting i	n positive (	SEA in	npacts		SEA SCORE:+		

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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				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						
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.			Х	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	0	X	Development should avoid the northern part of the site	0				
PLANNING OVERVIEW			would result I the loss of prime agricultur ated before development takes place and				tamination as a result of a foot and mouth pyre within the site tof the site should be avoided	that ma	ıy need			
SEA OVERVIEW	conta	evelopment would result in the loss of prime agricultural land which would have a negative SEA impact. Provided that any intamination found on the site is remediated and that the area of peat is avoided then there are no SEA issues in relation to esse aspects.										

	WATER												
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Some areas of wet ground	SV	Х	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.	С	Х	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.	С	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		С	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	С	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		1		1	1	I to discuss build out rates and to catablish one not	natiol				
supply						to discuss build out rates and to establish any pot investment at the WTW. As Scottish Water are full	nded				
						for Growth they can instigate a Growth project wh Developer meets their 5 Growth criteria	en the				
PLANNING OVERVIEW			ossibility of flood risk on this site. Any flood risk will need to be			ed by the landowner/developer as part of the FRA whi					
			flood risk, demonstrate developable part (s) of the site and id icient capacity for waste water however further investigation v								
	measu	easures put in place.									
SEA OVERVIEW	Provid	ovided 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	С	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 form 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				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.							
PLANNING OVERVIEW	Policy	OP1a	would be used to assess proposals and limit any emissions, i	ncluding	noise, t	hat would adversely affect neighbouring residential propertie	s.						
SEA OVERVIEW	The typ	e of u	ses envisaged for this site are not expected to raise adverse	SEA imp	acts	SEA Score:0							

	MATERIAL ASSETS											
Is the site		Brownfie Greenfie		Υ	Comment: This site is in agricultural u	se						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict N				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 Tr	This is greenfield land				Х		Х			

Site assessment question	Related SEA Topic	Yes/No	Comment					Pre mitigation score		Mitigati	on if appropri	iate		Post mitigation score	Consultation required
Does the site have existing and potential		N					GIS	0						0	
mineral extraction  Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N					0	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		Com	Pylons N ment: There are n	o servi	Bord Gais Eirann cing constraints in re	pipeline Nelation to this s	site.		Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Cai	rlisle Airp	ort N	С	oal Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		Development of this site would result in the loss of a greenfield land The loss of greenfield land would be a negative SEA impact  SEA SCORE: X													

ROADS/ACCESS											
Are there any vehicular access constraints		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									
or opportunities, can a suitable road access		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									
be achieved, does the access affect a trunk		appropriate standard to reflect the usage. A Masterplan and transport assessment should be provided for this site. It would be appropriate that any									
road, is the road network capable of		development of this proposed site should include a road network designed to accommodate the level and type of development proposed and with									
accommodating traffic generated		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												
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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1	SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible	SEA SCORE: +/X
		negative SEA issues created as a result of a large number of traffic movements	

CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Z	Comm	nent: No historic environment issues ide	entified f	or this site althoug	h poten	tial for	
of the following including their setting	١,	Conservation Area N	Inventory of Historic Battlefield	Z	palaec	o-environmental evidence.					
	_	World Heritage Site N	Inventory & Non-Inventory	Ν							
		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		S	V 0				0		
PLANNING OVERVIEW	There a	are no historic environment is	sues in relation to the site								
SEA OVERVIEW	SEA OVERVIEW There are no SEA issues. SEA Score: 0										

	LANDSCAPE													
Is the site within or adjoining any of the following		W	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		of ancient woo		nerating woodland that contribute to	С	X	Any proposal should be assessed against policy N and mature trees should be retained	NE7 0				
Will development of the site be well integrated visually with the existing settlement		Ν	and would exte	nd developme a strong featu is location wit	nt into one and one and one and one		С	X		×				
Are there any locally attractive views that will be impacted by development of the site		Υ	Development w	ould be highly	visible	along the A75	SV	Х		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 a	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	Υ	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 agreed to disposal/development of the site	they	Y						
Are there any known restrictive covenants or strips	ransom	N						
Can the site be delivered within the LDP time	frame	?	This appears to be a very speculative development at this progressed.	point an	d there	is no clear indication of the likelihood of a such a developmen	t being	
OVERALL PLANNING COM	MENT	loca	site would result in the loss of prime agricultural land and greated on the fringes of the town some distance from the town ones a strong boundary feature. Although it may be technically pais time but which could be considered under criteria based p	entre an oossible	d not we to deve	evelopment would be visually prominent from the A75 trunk rould related to the existing built-up part of the town in a location lop this site, the nature of the proposed uses appear to be high rm proposals come forward. It is not recommended to include	where th	ne A75 ulative
OVERALL SEA COM	MENT	incr	re are minor negative SEA issues, including loss of prime ag easing carbon emissions, and would be visually prominent. I itional opportunities in the area and benefits could be gained	However	the site	nd greenfield land, through increased traffic movements resul- e could provide new businesses and leisure facilities would also of solar gain and sustainable construction techniques	ing in o provide	Э

Site Ref: DFS.MU203	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):
Site name: former Interfloor Factory, Edinburgh Road		n/a
Settlement: Dumfries	Current use: Vacant	
OS Grid Reference (Easting, Northing): 298977, 579071		Existing LDP allocations/ designations: No
Site Size (ha): 5.47	Proposed use: Mixed use – housing, retail, commercial, leisure	HMA: Dumfries Date completed: Oct/Nov 2016

Торіс	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	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 A	AND FLOR	A						
Do any of the following biodiversity interests		SAC	Cs N	LNR	N			SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this		NN	IR N	Local wildlife sites	N			Natterjack toads	N		Great Crested I	Vewts	N
includes any potential SACs and SPAs)		RAMSA	AR N	Geodiversity Sites	N	(	Other p	rotected species	N	Mai	rine Consultation 2	Zones	N
			Ancier	nt/semi-natural woodland	N								
		Commen	nts: There are r	no designations affecting t	his site.								
Are there any known invasive species within the site		N				С	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 T	There are some trees to the northern boundary  SV  Any proposal should be assessed against policy NE7 and mature trees should be retained  0						0				
PLANNING OVERVIEW				boundary that should be i									
SEA OVERVIEW	Provid	ded that the	ed that the mature trees are retained there should be no SEA issues.  SEA Score: 0										

				POP	ULATION AND H	UMAN	HEALTH	н					
Will the development of the site affect the		N					SV	0				0	
quality and quantity of open space and connectivity and accessibility to open space	MA												
or result in a loss of open space.	IVIA												
Distance to nearest area of open space		Distance	(km) 0-1									<u> </u>	
Are there any of the following within or	MA	Right of		Comme	ent: The site is easily a	accessibl	e and is loc	cated a	adjacent t	o footpaths and cycleways			
adjacent to the site and will development impact on them	or CF	Core											
·	CF	Cycle		0.4	0 ( )	4.5		1141	1 04			- ·	0.4
What is the distance (km) to the following services where they exist in the settlement	CF	Communit	y/village hall	0-1	Sports facilities	1-5	Hospita	alities	01-	Local shops (convenience)	0-1	Bus stop	0-1
(Autumn 2015)													
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	School name:	Heathhall						Dumfries	s High			
what is the remaining capacity within the		Capacity:	26						394				
catchment. (October 2015). Distance from site (km)		Distance:	1-5						1-5				
Is the site within or immediately adjacent to	MA				·		015			·			
the core areas of the biosphere	and B	N					GIS	0				0	
PLANNING OVERVIEW										djacent to the site providing easy ac	cess to ac	tive travel pro	visions.
					es, facilities and provi								
SEA OVERVIEW					rovides options for ac ortunities resulting in				nt would	also support local facilities and	EA Score	:+	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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 urbar (The James Hutton Institute)	0	C	)		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	C	0		0		
Are there any contaminated soils issues on the site		Y	There may be contamination on the site due to its previous use	С	)	X	A site investigation will be required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	C	0		0		
PLANNING OVERVIEW			potential for some contamination in relation to the sites previous			,				
SEA OVERVIEW	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.	С		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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	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	Υ		С	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		
		1				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	extent There	ere 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 tent 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. ere 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 cessary, mitigation measures put in place.								
SEA OVERVIEW		rovided 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	С	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  O						
PLANNING OVERVIEW	Policy	OP1a	would be used to assess proposals and limit any emissions, in	ncluding	noise, t	hat would adversely affect neighbouring residential develop	ments.		
SEA OVERVIEW	The typ	e 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 fa	actory b	uilding		
	Greenfield		1				
Is the site vacant or derelict	Y	Is it containe	ed within the Vacant and Derelict N Land Survey	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	which	Land Survey   This is a brownfield site containing an existing building which should be reused and converted as part of any development scheme				+	

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						0	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		Com	Pylons N ment: There are n	o servi	Bord Gais Eirann cing constraints in re			e.	•	Shell oil pipel	ine N			Transco	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Car	lisle Airp	ort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		Development of this site would bring forward a vacant, brownfield land  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 boundaryIt 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	Υ	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	Comment	ource	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 construct	ction.
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques	SEA SCORE: +

					CULTURAL HERITA	GE						
Will the development of the site affect any			Listed Building	Υ	Scheduled Monuments	N			The former factory is a listed building ar			
of the following including their setting		Co	onservation Area	Ν	Inventory of Historic Battlefield				ed into the overall design for the site. The			
	L	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	Ν			y relating to post- medieval defensive wo	ork straddling the A	701. Eva	luation
		Ard	chaeological site	Υ	Garden or Designed Landscape		W	ill be requ	iired.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Υ				(	0	0	The conversion and reuse of this forme ensure it remains as an important featu town. Recording of any features found	ıre within the	+	
PLANNING OVERVIEW		roposal should include for the careful re-use and conversion of the listed former factory along with sympathetic and sensitively designed new build elements that ement the existing buildings and do not detrimentally impact on their setting.										
SEA OVERVIEW		led that the listed buildings are converted and any new build sympathetic and sensitive to their settings then this should in positive SEA impacts in helping to preserve built heritage assets for the future.										

						L	ANDSCAPE					
Is the site within or adjoining any of the			NSAs		RSAs		Comment: There are	e no desi	ignation	s affecting this site.		
following		W	ild 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					n boundary and the ocal 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		integrated vis	ually wit	hin the built up part	sv	+		+	
Are there any locally attractive views that will be impacted by development of the site		N	N SV 0									
PLANNING OVERVIEW	The tre	es to t	he northe	rn boun	dary should b	e retaine	ed as a local landscape	e feature	. This is	a visually well integrated site.		
SEA OVERVIEW	Provide	ded 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 set	lement	TV	The site is unallocated within the settlement boundary								
boundary within the LDP	liement	'	The site is unanocated within the settlement boundary								
Have all landowners been identified and have agreed to disposal/development of the site	e they	Y									
Are there any known restrictive covenants or strips	ransom	N									
Can the site be delivered within the LDP time	frame	Υ	There are no known physical constraints in bringing this si	te forwa	rd depei	nding on market demand					
OVERALL PLANNING COM	MENT	prop acc buil	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 COM	MENT		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.								

Site Ref: DFS.MU204	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: Land west of Edinburgh Road	Call For Sites	where applicable and approval date): n/a
Settlement: Dumfries	Current use: Offices and storage	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
299224, 579911		Established business and industry
Site Size (ha): 2.39	Proposed use:	HMA: Dumfries Date completed:
	Housing and retail	Oct/Nov 2016

Торіс	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	x	xx

#### Legends

Legenus		
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  Kes/No  Yes/No  Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				BIODIVERSITY,	FAUNA AN	ND FLOR	Α						
Do any of the following biodiversity interests		SAC	s N	LNR	N			SPAs	N	SSSI	s N		
affect or have connectivity to the site? (this		NNI	R N	Local wildlife sites	N		1	Natterjack toads	N	Great Crested Newt	s N		
includes any potential SACs and SPAs)		RAMSA	RAMSAR N Geodiversity Sites N Other protected species N Marine Consultation Zo										
			Ancient/semi-natural woodland N										
		Commen	ments: There are no designations affecting this site.										
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			Redevelopment of the site will not result in loss of habitat connectivity or wildlife corridor.										
PLANNING OVERVIEW	There	are no biod	diversity issue	s in relation to this site.									
SEA OVERVIEW	There	are no SE	A issues							SEA Score: 0			

					POP	JLATION AND H	UMAN	HEALTH	1					
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	e is not pu	olicly acco	essible.		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	thice (kill)  Thich of Wa  Core pat  Cycle pat	y N h Y	Comme	nt: The site is easily a	ccessible	le and is located adjacent to footpaths and cycleways						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			llage hall	0-1	Sports facilities	1-5	Hospita	alities	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	S	School n Cap	ame: L	Primary .ocharbrig .78	gs		Secondary Dumfries High 394							
catchment. (October 2015). Distance from site (km)		Dist	ance: C	)-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	A rang	ge of us	es will he	lp to supp	ort service	es, facilities and provi	de emplo	yment opp	ortuni	ties in the		ccess to a	ctive travel prov	risions.
SEA OVERVIEW	The s	ite is we	II located	to local s	ervices, p	rovides options for ac	tive trave	l and devel	lopme	ent would a	also support local facilities and	SEA SCOR	E: +	

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	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

	SOILS											
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urba	ın	0	0		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	N SV 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.	:	С	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	O O O										
PLANNING OVERVIEW	,		action identified in relation to contamination should be car		•		•					
SEA OVERVIEW	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.	С	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		С	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		С	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	РНН	Y	Please note there is 3" main running through the north of site.	С	0	Further investigation such as Flow and Water Impact Assessment may be requ what impact, if any this development ha network and any measures identified sh implemented. There is limited capacity water and water supply and further invertequired to consider the impact on the and, if necessary, mitigation measures part of the consider the impact on the consideration in the consideration that the consideration is the conside	ired to establish s on the existing hould be for both waste estigation will be overall networks				
PLANNING OVERVIEW	extent There	re 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 nt 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. The second representation of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. The second representation will be required to consider the impact on the overall networks and, if the second representation is a part of the DIA which will ascertain the new representation of the second representation representation of the second representation of the second representation representa									
SEA OVERVIEW	Provid	ided 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	С	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.  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										
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.  O 0										
PLANNING OVERVIEW	,		would be used to assess proposals and limit any emissions									
SEA OVERVIEW	The typ	oe of u	ses envisaged for this site are not expected to raise adverse	SEA imp	acts	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	ls	it containe	d within the Vacant and Derelict N Land Survey	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  N This is a brownfield site. It is expected that any proposal 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.											

Site assessment question	Related SEA Topic	Yes/No	Comment				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				0	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		Con	Pylons N ment: There are n	o serv	Bord Gais Eirann pipeline cing constraints in relation to the			She	ell oil pipelii	ne N			Transco p	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N	Ca	arlisle A	irport	N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW					would bring forward brownfield	land									
SEA OVERVIEW	There	are SE	A benefits in the re	edevel	opment 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		Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required		
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 tecl incorporate energy efficiency measures policies OP1f and OP2		+			
PLANNING OVERVIEW	Any n	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 echniques  SEA Score: +									

CULTURAL HERITAGE											
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν	Commen	it: No historic environment issues identifie	d.		
of the following including their setting		Co	Conservation Area N		Inventory of Historic Battlefield	N					
		Wo	orld Heritage Site	N	Inventory & Non-Inventory	N					
		Ar	chaeological 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				S	V			0	
PLANNING OVERVIEW	There a	are no	historic environme	nt is	sues relating to this site						
SEA OVERVIEW	There a	ere are no SEA issues.  SEA Score: 0									

LANDSCAPE														
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs		Comment: There as	re 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		N	There are no la	andscape featu	ures with	in the site	SV C	0	0					
Will development of the site be well integrated visually with the existing settlement		Υ	The site is visu town.	ually well relate	d to the	built up part of the	SV	+	+					
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0					
PLANNING OVERVIEW SEA OVERVIEW		his is self-contained site located between existing commercial premises to the east of the A701.  here 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 sett boundary within the LDP	lement		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			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 strips	ransom	N									
Can the site be delivered within the LDP time	frame	Υ	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 h particular site to the west of the A701 would be more suitable for retail/commercial facilities in the form of a small scale neighbourhood cent 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 used 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							rather the	an the town			

OVERALL SEA COMMENT

range of uses in LDP2.

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.