

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

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| Site Ref: JSB.H1 | Source of site suggestion: | Site history/previous planning applications, (ref. Nos. where applicable and approval date): | |
| Site name: land north of MacLean Drive | Call for sites and existing LDP allocation | 10/P/4/0186 – mixed use scheme 36 dwellings and commercial units – approved with conditions – expired | |
| Settlement: Johnstonebridge | Current use: Agriculture | 13/P/4/0194 - erection of 39 dwellings, formation of access and installation of SuDS –pending a decision | |
| OS Grid Reference (Easting, Northing): 309953, 592125 | | Existing LDP allocations/ designations: Included in LDP1 | |
| Site Size (ha): 1.67 | Proposed use: Housing [39 units] | HMA: Dumfries | Date completed: Oct/Nov 2016 |

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

Scoring Guidance

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

Legends

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|-----------------------------------|-------------------------------------|---|
| 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

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| Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs) | SACs | N | LNR | N | SPAs | N | SSSIs | N |
| | NNR | N | Local wildlife sites | N | Natterjack toads | N | Great Crested Newts | N |
| | RAMSAR | N | Geodiversity Sites | N | Other protected species | N | Marine Consultation Zones | N |
| | Ancient/semi-natural woodland | | N | | Comments: No comments but noted that some deciduous trees should be protected in scheme | | | |
| Are there any known invasive species within the site | N | | | SV, GIS | 0 | | 0 | 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 | | | SV, GIS | 0 | | 0 | N |
| PLANNING OVERVIEW | No known biodiversity issues but tree protection required | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | |

POPULATION AND HUMAN HEALTH

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|--|---|------------------------|--|-------------------|---|---------------|----------------------|---------------------------|----|----------|------|
| 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 | However there is evidence that it is used for informal recreation. | SV, GIS | 0 | | 0 | N | | | |
| | | | Distance (km) | 0.2 | | | | | | | |
| Are there any of the following within or adjacent to the site and will development impact on them | MA or CF | Right of Way | | N | Comment: There are a number of paths and spaces near the site for recreation. | | | | | | |
| | | Core path | | N | | | | | | | |
| | | Cycle path | | N | | | | | | | |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015) | CF | Community/village hall | <1 | Sports facilities | <1 | Hospitalities | <1 | Local shops (convenience) | <1 | Bus stop | 0.25 |
| What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km) | | | Primary | | | | Secondary | | | | |
| | School name: | | Johnstonebridge Primary School | | | | Lockerbie Academy | | | | |
| | Capacity: | | 47 | | | | 116 | | | | |
| | Distance: | | <1 | | | | 10-20 [approx. 15km] | | | | |
| Is the site within or immediately adjacent to the core areas of the biosphere | MA and B | N | | GIS | 0 | | 0 | | | | |
| PLANNING OVERVIEW | The site is well located for recreation, schools and community facilities and public transport. | | | | | | | | | | |
| SEA OVERVIEW | Positive SEA impact | | | | | | SEA SCORE: + | | | | |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
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| SOILS | | | | | | | | | |
|--|---|---|---|----------------|---|--|---------------------|---|--|
| Will development of the site result in the loss of the best quality agricultural land | | N | Soil classification (The James Hutton Institute) Agricultural land with limited capabilities | 4.2 GIS, SV | 0 | | 0 | N | |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) | | N | | GIS, SV | 0 | | 0 | N | |
| Are there any contaminated soils issues on the site | | N | No known previous use. | C | 0 | | 0 | N | |
| Is the site on peatland and could the development of the site lead to a loss of peat | CF | N | | GIS | 0 | | 0 | N | |
| PLANNING OVERVIEW | Development would not result in the loss of prime agricultural soil | | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | | |

| WATER | | | | | | | | |
|---|------------|---|---|----|---|---|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site | B and L | Y | Boggy area on west of site. | SV | 0 | | 0 | N |
| Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere | CF and PHH | Y | Site appears in pluvial SEPA flood maps. Historic issues regarding culvert inlet located within site boundary. Historic pluvial and fluvial flooding issues associated with the site [DGFT] A surface water flood hazard has been identified with various records of flooding in the area and should be discussed with FPA and Scottish Water [SEPA] | C | X | Flood Risk Assessment and Drainage Impact Assessment. Implementation of appropriate surface water management measures. | 0 | Y |
| 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 within site. | C | 0 | Flood Risk Assessment required including culvert investigation. | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer | PHH | Y | Johnstonebridge WwTW has sufficient capacity for this development. | C | 0 | | 0 | Y |
| Is there sufficient capacity for the development to connect to the mains water supply | PHH | Y | Black Esk WTW has sufficient capacity | C | 0 | | 0 | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
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| PLANNING OVERVIEW | | | | | | | | SEA SCORE: 0 |
| 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 | C | 0 | | 0 | |
| What are the surrounding land uses and are there possible polluting uses nearby | PHH | N | Agriculture and woodland to the west housing to south and mix of residential and community uses to east | SV, GIS | 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 | | O | 0 | | 0 | |
| PLANNING OVERVIEW | No air quality issues | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | | SEA SCORE: 0 |

| MATERIAL ASSETS | | | | | | | | | |
|--|-----|------------|--|--|---------|---|--|---|---|
| Is the site..... | | Brownfield | N | Comment; Very uneven rough grazing site with | | | | | |
| | | Greenfield | Y | | | | | | |
| Is the site vacant or derelict | | | Is it contained within the Vacant and Derelict Land Survey | N | SV, C | X | | 0 | N |
| 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, GIS | 0 | | 0 | N |
| Does the site have existing and potential mineral extraction | | N | | | GIS | 0 | | 0 | N |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation | PHH | N | | | GIS | 0 | | 0 | N |
| 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 | N |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
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|---|--|--|------------------|---|---------------------------|---|--------------------|---|------------------|---------------------|-----|---|
| Are there any of the following servicing constraints that impact on the development of the site | | | Pylons | N | Bord Gais Eirann pipeline | N | Shell oil pipeline | N | Transco pipeline | N | | |
| Comment Low voltage electricity line on poles crosses site. | | | | | | | | | | | | |
| Will development of the site require consultation with any of the following bodies | | | Air Traffic/NATS | N | MoD | N | Carlisle Airport | N | Coal Authority | N | HSE | N |
| PLANNING OVERVIEW | Loss of greenfield land. No other issues | | | | | | | | | | | |
| SEA OVERVIEW | Negative SEA impact | | | | | | | | | SEA SCORE: X | | |

ROADS/ACCESS

| | | | | | | | | | | | |
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| 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 (39 units) was previously granted Planning Permission in Principle under 11/P/4/0324. Back Road U363a runs along the eastern boundary of the site and the C98a along the southern boundary. Should access be taken from the U363a, improvement works would be required along its length. Access from the C98a would require substantial engineering works including infilling and drainage works. Allowances should be made along the C98a boundary to allow for future widening works to cater for the increase of vehicular movements should site JSB.H2 ever be developed. This site currently has multiple open field drains and boundary ditches, careful consideration should be given to these with any proposed site design and there impact upon existing systems. 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.) | | | Site is long with trees on western edge and road on eastern | | | GIS, SV | 0 | | 0 | N |
| Can the site make best use of solar gain | | Y | Some potential for solar gain | | | SV, GIS | 0 | | 0 | N |
| Is the site protected from prevailing winds | | Y | Tree belt to west but all or any may not be in same ownership | | | SV, GIS | 0 | | 0 | N |
| PLANNING OVERVIEW | No particular climate benefits of site. | | | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | | | | SEA SCORE: 0 |

CULTURAL HERITAGE

| | | | | | | | | | | |
|--|---|---|---------------------|---|-----------------------------------|------|--|--|---|---|
| Will the development of the site affect any of the following including their setting | L | | Listed Building | N | Scheduled Monuments | N | Comment Archaeology – No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings on or near to site; no conservation area. Use of locally characteristic dry stone walls could enhance identity. | | | |
| | | | Conservation Area | N | Inventory of Historic Battlefield | N | | | | |
| | | | World Heritage Site | N | Inventory & Non-Inventory | N | | | | |
| | | | Archaeological site | N | Garden or Designed Landscape | | | | | |
| Will the development of the site result in the | L | N | | | | GIS, | 0 | | 0 | N |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--|---|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
| opportunity to enhance or improve access to the historic environment | | | | C | | | | |
| PLANNING OVERVIEW | No known impact on historic environment | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | |

| LANDSCAPE | | | | | | | | |
|---|--|-----------|---|------|------------|---|---------------------|---|
| Is the site within or adjoining any of the following | | NSAs | N | RSAs | N | Comment Appropriate well-defined development site that forms a natural extension to village. Retain and protect western woodland margin with suitable offset distances. | | |
| | | 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 | Woodland to west should be retained | | SV, GIS, C | 0 | 0 | Y |
| Will development of the site be well integrated visually with the existing settlement | | Y | Yes as woodland forms natural boundary to village | | C, GIS | 0 | 0 | Y |
| Are there any locally attractive views that will be impacted by development of the site | | N | Site contained by woodland and other development | | C | 0 | 0 | N |
| PLANNING OVERVIEW | Acceptable in landscape if woodland retained | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | |

| PLANNING/EFFECTIVENESS ISSUES | | |
|--|---|----------------------------|
| Is the site situated within or adjacent to a settlement boundary within the LDP | Y | Within settlement boundary |
| Have all landowners been identified and have they agreed to disposal/development of the site | Y | |
| Are there any known restrictive covenants or ransom strips | N | |
| Can the site be delivered within the LDP timeframe | Y | |
| OVERALL PLANNING COMMENT | There are no infrastructure or other issues that could not be overcome in the development. Therefore the site is considered to be appropriate being well located for services, facilities and schools. | |
| OVERALL SEA COMMENT | Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets as involves the loss of greenfield land. Proximity of site to community facilities. Scope to encourage active travel and use of sustainable transport. | |

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

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|---|--------------------------------------|--|--|
| Site Ref: JSB.H2 | Source of site suggestion: | Site history/previous planning applications, (ref. Nos. where applicable and approval date): None on site but on adjacent site: 12/P/4/0199 - CoU of agricultural land to tennis court, 3m high fence and 1 ground mounted solar array (in association with approval 11/P/4/0373 in March 2012 for community hall, bowling green, games area, play area and 23 roof mounted solar panels) | |
| Site name: Land west of school | Call for sites and already allocated | | |
| Settlement: Johnstonebridge | Current use: Agriculture | | |
| OS Grid Reference (Easting, Northing): 309843, 591658 | | | |
| Site Size (ha): 5.07 | Proposed use: Housing | HMA: Dumfries | Date completed: Oct/Nov 2016 |
| | | Existing LDP allocations/ designations: LDP1 allocated housing site | |

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

Scoring Guidance

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

Legends

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

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
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| BIODIVERSITY, FAUNA AND FLORA | | | | | | | | |
|--|-------------------------------|---|----------------------|------------|--|---|---------------------------|---|
| Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs) | SACs | N | LNR | N | SPAs | N | SSSIs | N |
| | NNR | N | Local wildlife sites | N | Natterjack toads | N | Great Crested Newts | N |
| | RAMSAR | N | Geodiversity Sites | N | Other protected species | N | Marine Consultation Zones | N |
| | Ancient/semi-natural woodland | | N | | Comments: No comments. Cultivated agricultural land. | | | |
| Are there any known invasive species within the site | N | | | GIS, SV, C | 0 | | 0 | 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 | | | GIS, SV, C | 0 | | 0 | N |
| PLANNING OVERVIEW | No biodiversity issues | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | 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 | Agricultural land little evidence of informal recreational use on margins | | | GIS, SV | 0 | | 0 | | N |
| | | | Distance (km) | <1 | | | | | | | |
| Are there any of the following within or adjacent to the site and will development impact on them | MA or CF | Right of Way | | N | Comment: many informal paths and recreational opportunities in area. | | | | | | |
| | | Core path | | N | | | | | | | |
| | | Cycle path | | N | | | | | | | |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015) | CF | Community/village hall | <1 | Sports facilities | <1 | Hospitalities | <1 | Local shops (convenience) | <1 | Bus stop | 0.3 |
| What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km) | Primary | | Secondary | | | | | | | | |
| | School name: | Johnstonebridge Primary School | | | | Lockerbie Academy | | | | | |
| | Capacity: | 47 | | | | 116 | | | | | |
| | Distance: | <1 | | | | 10-20 [approx. 12km] | | | | | |
| 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 for local facilities and services and public transport. | | | | | | | | | | |
| SEA OVERVIEW | Positive SEA impact | | | | | | SEA SCORE: + | | | | |

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

| WATER | | | | | | | | | |
|---|--|---|---|--|----|---|---|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site | B and L | Y | Small boggy area to south of site. | | SV | 0 | | 0 | N |
| Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere | CF and PHH | N | No comment with regard to flood risk. | | C | 0 | | 0 | N |
| 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 | Other than introduction of hard surfaces where grassed at present. | | O | 0 | Drainage Impact Assessment and SuDS | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer | PHH | ? | SW not sure of capacity limitations | | C | 0 | Further investigation into waste water treatment capacity | 0 | N |
| Is there sufficient capacity for the development to connect to the mains water supply | PHH | Y | Black Esk WTW has sufficient capacity however Flow and Pressure test or Water Impact Assessment may be required | | C | 0 | Flow Pressure Test and Water Impact Assessment | 0 | N |
| PLANNING OVERVIEW | Some waste water and water treatment infrastructure issues to be considered further and technical solutions provided | | | | | | | | |

| Site assessment 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 | Neutral SEA impact | SEA SCORE: 0 |
|---------------------|--------------------|---------------------|

| AIR QUALITY | | | | | | | | |
|--|-----------------------|---|--|----|---|--|---------------------|---|
| Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA | | N | There are no AQMA at present in the region | C | 0 | | 0 | N |
| What are the surrounding land uses and are there possible polluting uses nearby | PHH | N | | SV | 0 | | 0 | N |
| 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 | | SV | 0 | | 0 | N |
| PLANNING OVERVIEW | No air quality issues | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | |

| MATERIAL ASSETS | | | | | | | | | |
|--|---|------------|--|--|------|--------------------|---|------------------|---|
| Is the site..... | | Brownfield | | Comment: Agricultural land alongside the village of Johnstonebridge and within the | | | | | |
| | | Greenfield | Y | | | | | | |
| Is the site vacant or derelict | | Y | Is it contained within the Vacant and Derelict Land Survey | N | C, O | X | | X | N |
| 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 | | | | X | | X | N |
| Does the site have existing and potential mineral extraction | | N | | GIS | 0 | | | 0 | N |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation | PHH | N | | GIS | 0 | | | 0 | N |
| 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 | N |
| Are there any of the following servicing constraints that impact on the development | | Pylons | N | Bord Gais Eirann pipeline | N | Shell oil pipeline | N | Transco pipeline | N |
| | Comment: Some low voltage electricity poles and lines to south end of site. | | | | | | | | |

| Site assessment question | Related SEA Topic | Yes/No | Comment | | | | Information source | Pre mitigation score | Mitigation if appropriate | | | Post mitigation score | Consultation required |
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|--|---|--|------------------|---|-----|---|------------------|---|----------------|---|---------------------|---|--|
| of the site | | | | | | | | | | | | | |
| Will development of the site require consultation with any of the following bodies | | | Air Traffic/NATS | N | MoD | N | Carlisle Airport | N | Coal Authority | N | HSE | N | |
| PLANNING OVERVIEW | The development of the site would require the loss of agricultural land. There are no known constraints that could not be overcome. | | | | | | | | | | | | |
| SEA OVERVIEW | 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 (90 units) has the C98a along the northern boundary and Kirkbank Road U324a along part of the northern boundary and partially on the eastern boundary. Pedestrian connectivity should be provided to the Primary School and Community Centre approved under 12/P/4/0199 on the U324a. Improvements along the C98a to the B7076 would be required, however this may require third party land including site JSB.H1. Any development on this site would trigger the relocation of the 30mph speed limit and extension of street lighting to a point west of any proposed access to the site. A Transport Assessment should be commissioned and Masterplan should be provided. 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 Previous comments re trees important. Development would extend settlement boundary to south; preference would be to stop opposite existing bungalow to create balanced entrance/boundary. | | | | | | | | | | |
| PLANNING OVERVIEW | | | | | | | | | | | | | |

| CLIMATIC FACTORS | | | | | | | | | | | | | |
|---|--|---|---|--|--|--|---------|---|--|--|---------------------|---|---|
| What is the site aspect (e.g. N, W, etc.) | | | The site aspect is mostly east | | | | GIS, SV | 0 | | | | 0 | N |
| Can the site make best use of solar gain | | N | | | | | GIS, SV | 0 | | | | 0 | N |
| Is the site protected from prevailing winds | | Y | Some shelter from landform to south and west but not from river valley. | | | | GIS, SV | 0 | | | | 0 | N |
| PLANNING OVERVIEW | No particular climatic advantages to the site. | | | | | | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | | | | | SEA SCORE: 0 | | |

| CULTURAL HERITAGE | | | | | | | | | | | | | |
|--|---|---------------------|---|-----------------------------------|---|--|--|--|--|--|--|--|--|
| Will the development of the site affect any of the following including their setting | L | Listed Building | N | Scheduled Monuments | N | Comment Archaeology- No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings on or near to site; no conservation area. Some unlisted historic buildings of interest are: farmhouses, school building and dwelling north of school which back onto site. Locally characteristic dry stone walls could reinforce identity in a development. | | | | | | | |
| | | Conservation Area | N | Inventory of Historic Battlefield | N | | | | | | | | |
| | | World Heritage Site | N | Inventory & Non-Inventory | N | | | | | | | | |
| | | Archaeological site | N | Garden or Designed Landscape | | | | | | | | | |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|---|---------------------------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L | N | | C, GIS | 0 | | 0 | N |
| PLANNING OVERVIEW | No historic or cultural assets known. | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | |

| LANDSCAPE | | | | | | | | | |
|---|--|---|---|--------|--------------|------------|--|--|-----|
| Is the site within or adjoining any of the following | | | NSAs Wild Land | N N | RSAs TPOs | N N | Comment Previous comments re trees important. Development would extend settlement boundary to south; preference would be to stop opposite existing bungalow to create balanced entrance/boundary. Retain and protect existing trees with suitable offset distances existing infield and trees and requirement for western woodland margin. | | |
| 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 to edge of site. | | | C, GIS, SV | X | Scheme design to include off-set for tree protection | 0 Y |
| Will development of the site be well integrated visually with the existing settlement | | Y | Subject to design and layout ant landscape proposals | | | C, GIS, SV | 0 | | 0 Y |
| Are there any locally attractive views that will be impacted by development of the site | | Y | Views uphill towards west and south to Annan River valley should be incorporated into development | | | SV, GIS | 0 | | 0 Y |
| PLANNING OVERVIEW | There are a number of landscape features and views which should be incorporated into the development | | | | | | | | |
| SEA OVERVIEW | Neutral SEA impact | | | | | | SEA SCORE: 0 | | |

| PLANNING/EFFECTIVENESS ISSUES | | |
|--|---|--|
| Is the site situated within or adjacent to a settlement boundary within the LDP | Y | The site is agricultural but included within the settlement boundary |
| Have all landowners been identified and have they agreed to disposal/development of the site | Y | |
| Are there any known restrictive covenants or ransom strips | N | |
| Can the site be delivered within the LDP timeframe | Y | |
| OVERALL PLANNING COMMENT | Notwithstanding the agricultural use of the site and a number ow water supply/waste water treatment issues to overcome the site was previously included in LDP1 because of its proximity to the services and facilities within the existing settlement. With appropriate design and landscape incorporated into an overall masterplan it is a suitable housing site for Johnstonebridge | |
| OVERALL SEA COMMENT | Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets as involves the loss of greenfield land. Proximity of site to community facilities. Scope to encourage active travel and use of sustainable transport | |