

Dumfries and Galloway Council  
**LOCAL DEVELOPMENT PLAN 2**

# **Sites Submitted Through the Main Issues Report - Site Assessments**

JANUARY 2018





## DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN 2

### SITES SUBMITTED THROUGH THE MAIN ISSUES REPORT – SITE ASSESSMENTS

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Annan

Dalbeattie

Dumfries

Eastriggs

Ecclefechan

Garlieston

Gretna Border

Johnstonebridge

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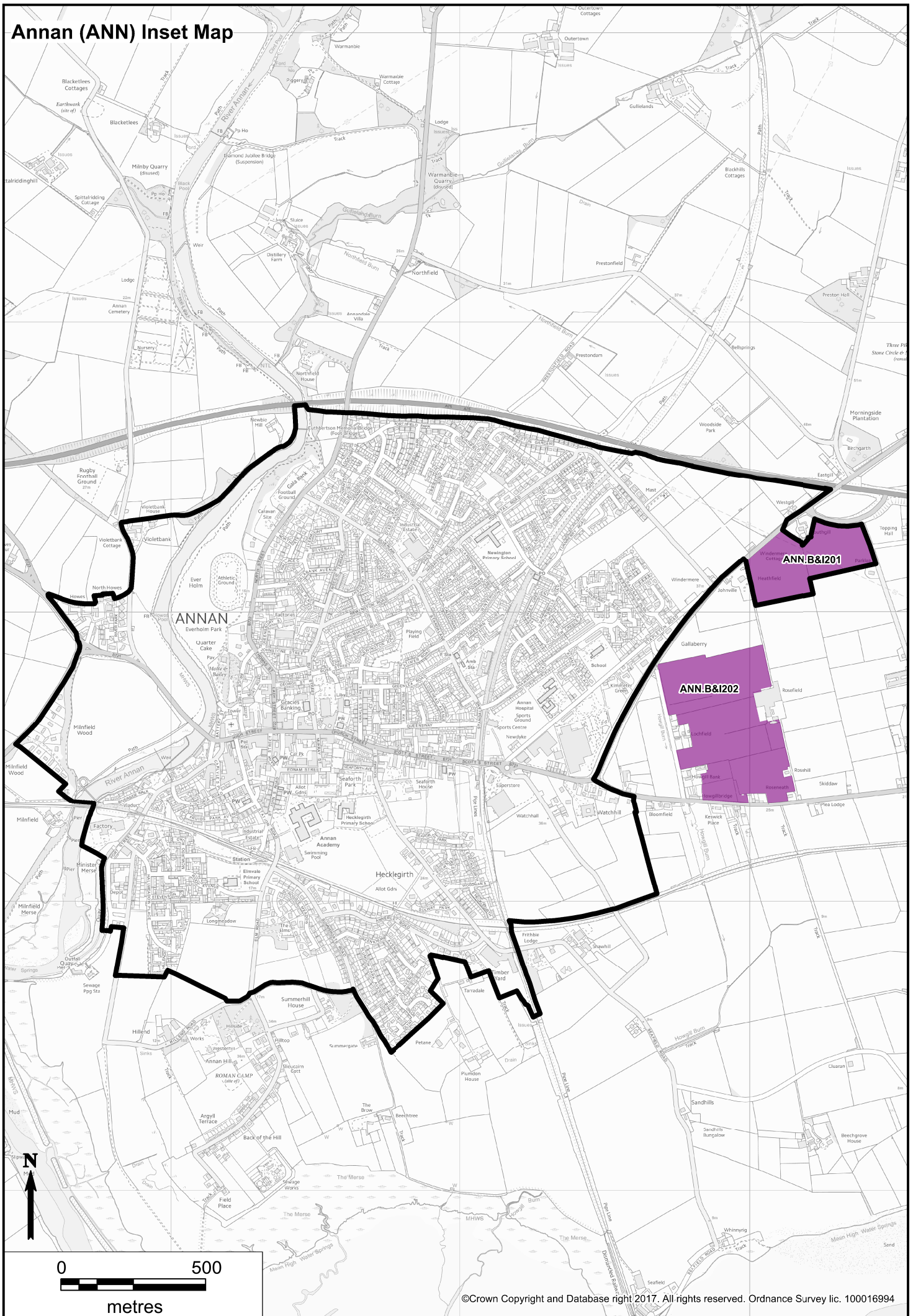
Kirkcudbright

Lockerbie

Newton Stewart

Twynholm

# Annan (ANN) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ANN.B+I201	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> South of the A75(T) and east of the B6357			
<b>Settlement:</b> Annan	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> n/a. Outwith settlement boundary	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 15.70 total area <b>Potential allocation</b> 7.53ha	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

<b>TOPIC</b>	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	+	x	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
<b>Score Symbol</b>	++	+	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									
Are there any known invasive species within the site		N			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	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.	0		
<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	No designations affecting site.						<b>SEA SCORE:0</b>		

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				0				0		
Distance to nearest area of open space			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	Y	Comment: Right of way on western boundary of site								
		Core path	N									
		Cycle path	N									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.5	
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
	School name:		N/A				N/A					
	Capacity:											
	Distance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				0				0		
<b>PLANNING OVERVIEW</b>	Scope to encourage sustainable modes of travel including walking and cycling. Development presents opportunities to enhance the greenspace network and to link the site with Annan and the wider countryside.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Positive SEA impact as within close walking distance of existing facilities and railway station. Scope to encourage sustainable modes of travel including walking and cycling.						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1		X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site. Gradual slope from north to south.			0		0
Are there any contaminated soils issues on the site		N	No previous known contaminative use			0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils			0		0
<b>PLANNING OVERVIEW</b>	Loss of prime agricultural land							
<b>SEA OVERVIEW</b>	Negative SEA impact in terms of Soils as involves loss of prime agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No evidence of watercourses in area.			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 comments SEPA - No flood risk apparent	C		0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N				0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Annan Waste Water Treatment Works has sufficient capacity.			0	SEPA advise that site is not serviced by current sewerage network. No watercourses present which could accommodate any private discharge. Remote from public sewerage infrastructure or are in areas where the remaining capacity in the sewerage network may be limited. In addition the alternative approach, namely, servicing the site with private	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						drainage infrastructure could be limited as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste). 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. 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	Black Esk Water Treatment Works has sufficient capacity.			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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	SEPA advise that site is not serviced by current sewerage network. No watercourses present which could accommodate any private discharge. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended								
<b>SEA OVERVIEW</b>	No adverse impact on water quality issues. Adequate means of sewerage disposal will require to be examined.						<b>SEA SCORE: 0</b>		

<b>AIR QUALITY</b>								
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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Largely surrounded by agricultural land. Residential properties adjacent at Southgill Farm, Heathfield and Parklea.		0	Layout will need to consider appropriate separation distance from existing houses to ensure there is no landuse conflict.	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)		?				This would require to be considered and any mitigation measures considered as part of the determination of any planning application.		



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application. Layout will need to consider appropriate separation distance from existing houses to ensure there is no landuse conflict.							
<b>SEA OVERVIEW</b>	Questionable SEA impact in terms of air quality. Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application.						<b>SEA SCORE: ?</b>	

<b>MATERIAL ASSETS</b>											
Is the site.....		Brownfield	N	Comment: Development would involve a greenfield site							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			N		O		O	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N							0	0	
Does the site have existing and potential mineral extraction		N							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	
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							0	0	
Are there any of the following servicing constraints that impact on the development of the site		Pylons	Y	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: High voltage electricity pylons and line crossed site from north west to south east.									
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
<b>PLANNING OVERVIEW</b>	Layout of business and industrial site should consider maintenance corridor required by Scottish Power for electricity pylons and lines.										
<b>SEA OVERVIEW</b>	Negative SEA impact as development would result in the loss of greenfield land.								<b>SEA SCORE: X</b>		

<b>ROADS/ACCESS</b>									
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		The proposed site (15.7ha) is located south of the B6357 (60mph); with the U573a along its eastern boundary the potential to link with the adjacent site ANN.B&I202. Given the size of the site it would be appropriate that a Transport Assessment be commissioned. It would be preferable that access be taken from the B6357 with alterations made to the existing ghost island arrangements at the applicants expense. The U573a would require significant upgrade along its entire length and at the junction with the B721(40mph) if it were to be considered for access; this would likely be							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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accommodating traffic generated			uneconomic. Depending upon the conclusions of the TA, it may be that the speed limit along the B6357 be reviewed. 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.					
<b>PLANNING OVERVIEW</b>	The proposed site is located south of the B6357 (60mph); with the U573a along its eastern boundary. A Transport Assessment is required. It would be preferable that access be taken from the B6357 with alterations made to the existing ghost island arrangements at the applicants expense. The U573a would require significant upgrade along its entire length and at the junction with the B721(40mph) if it were to be considered for access; this would likely be uneconomic. The speed limit along the B6357 may require to be reviewed.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site						
Can the site make best use of solar gain		Y			0		0	
Is the site protected from prevailing winds		N			x		0	
<b>PLANNING OVERVIEW</b>	No impact on climatic factors							
<b>SEA OVERVIEW</b>	No impact on climatic factors						<b>SEA SCORE: 0</b>	

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 known historic environment issues Historic Built Environment - Traditional dwellings on the edges of the site should be incorporated sensitively into new design and layout.		
		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			0		0	
<b>PLANNING OVERVIEW</b>	No impact on cultural features							
<b>SEA OVERVIEW</b>	No impact on cultural features						<b>SEA SCORE: 0</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Site lies at head of gradually sloping open landscape, dominated by geometric field systems and long views. It has poor definition to the south and to a lesser degree the west but could relate to B&I site west of Stapleton Rd, if accessed from this side. Potential development would be highly visible from the south-west, south and east; this could be mitigated in part by planting appropriate shelterbelts and hedgerow trees. There remains some difficulties with the potential distribution of B&I sites and prime agricultural land and this may influence the type and design of potential end usage.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest,		Y	SNH - Site has little natural heritage interest apart from boundaries which host hedgerows and standard trees		X	If allocated, site requirements should include retention of boundary planting as well as enhancement.	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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including watercourses, landforms, trees/woodland or significant slopes/changes in level									
Will development of the site be well integrated visually with the existing settlement		N	Potential development would be highly visible from the south-west, south and east			Extent of visibility could be mitigated in part by planting appropriate shelterbelts and hedgerow trees. A comprehensive landscape management plan would be required.			
Are there any locally attractive views that will be impacted by development of the site		N			0		0		
<b>PLANNING OVERVIEW</b>	A comprehensive landscape management plan would be required. Built form and height of units should be considered to minimise visual effects, given the flat and open nature of the site.								
<b>SEA OVERVIEW</b>	No adverse impact on landscape subject to planting appropriate shelterbelts and hedgerow trees.						<b>SEA SCORE: 0</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to settlement boundary, but east of B6357
Have all landowners been identified and have they agreed to disposal/development of the site	?	Oct 2017 – Landowner has been contacted about the proposed allocation of the site for business and industry and is currently considering the position and taking advice.
Are there any known restrictive covenants or ransom strips	?	
Can the site be delivered within the LDP timeframe	?	
<b>OVERALL PLANNING COMMENT</b>	There is strong demand for employment land in the east of Dumfries and Galloway in the Annan and Dumfries HMAs. This site is located in close proximity to Annan Business Park and would provide an opportunity for a further phase of Annan Business Park to be brought forward. The current phase of Annan Business Park is on the verge of being fully built out and there is unmet demand for plots there. The site should be developed in a series of phases and a Masterplan would be required. Strategic location adjacent to A75 junction. Access should be taken from the B6357 with alterations made to the existing ghost island arrangements at the applicants expense. A Transport Assessment would be required. The speed limit along the B6357 may require to be reviewed. Scope to encourage sustainable modes of travel including walking and cycling. Layout of site should consider maintenance corridor required by Scottish Power for electricity pylons and lines. Boundary planting should be retained and enhanced subject to vehicular and pedestrian access. A comprehensive landscape management plan would be required. Layout will need to consider appropriate separation distance from existing houses to ensure there is no landuse conflict. Built form and height of units should be considered to minimise visual effects, given the flat and open nature of the site. Note – Site area of 15.7ha assessed, but area of 7.4 ha immediately adjoining B6357 considered sufficient to allocate for business and industry.	
<b>OVERALL SEA COMMENT</b>	Negative SEA impact in terms of Soils and Material Assets as would involve the loss of prime agricultural and greenfield land. Questionable SEA impact in terms of air quality. Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application. Positive SEA impact in terms of Population and Health as within close walking distance of existing facilities and railway station. Scope to encourage sustainable modes of travel including walking and cycling. All other factors are neutral.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ANN.B+I202	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> land between B6357 and B721 (south)			
<b>Settlement:</b> Annan	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b>	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 16.60	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	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								
Are there any known invasive species within the site	N				O		O	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y				X		O	
<b>PLANNING OVERVIEW</b>	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.							
<b>SEA OVERVIEW</b>	No designations affecting site.						<b>SEA SCORE: 0</b>	

### 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								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1	Comment: Right of way on eastern boundary						
		Right of Way	Y							
		Core path	N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N							
		Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary							
	School name:	n/a				n/a				
	Capacity:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Distance:								
		N				0			0	
<b>PLANNING OVERVIEW</b>	Scope to encourage sustainable modes of travel including walking and cycling. Development presents opportunities to enhance the greenspace network and to link the site with Annan and the wider countryside.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Positive SEA impact as within close walking distance of existing facilities and railway station. Scope to encourage sustainable modes of travel including walking and cycling.						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1		X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site					
Are there any contaminated soils issues on the site		N	No previous known contaminative use					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils			O		O
<b>PLANNING OVERVIEW</b>	Loss of prime agricultural land							
<b>SEA OVERVIEW</b>	Negative SEA impact in terms of Soils as involves loss of prime agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Howgill Burn which flows along the western site boundary. Drainage ditches throughout the site.					
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	DGC hold flood records adjacent to this site. Records suggest the presence of a culvert / drainage system within this site. Site appears in SEPA pluvial floodmap. Drainage Impact Assessment required in conjunction with culvert investigations.  SEPA – site within potential flood risk area. Potential flood risk from surface water Records of historical flooding attributed to river and also potentially groundwater flooding. A minor watercourse flows along the site boundary which could represent a potential flood risk.				A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. 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. Given the potential groundwater flooding issue further site investigation would also be required to help inform the potential developable area.	
Will the development of the site have a direct impact on the water environment								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
(e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Annan Waste Water Treatment Works has sufficient capacity.			SEPA - Site is not serviced by current sewerage network. There is a Scottish Water pumping station adjacent to the B721 but this will be sized to accommodate the existing housing only - this would need to be upgraded to accommodate any future development. Watercourse (Howgill Burn) is too small to permit any foul drainage discharges.  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. 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	Black Esk Water Treatment Works has sufficient capacity.			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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended		
<b>PLANNING OVERVIEW</b>	Flood Risk Assessment required to identify the developable area. 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. Given the potential groundwater flooding issue further site investigation would also be required to help inform the potential developable area. Adequate means of sewerage disposal will require to be examined.							
<b>SEA OVERVIEW</b>	No adverse impact on water quality issues subject to a Flood Risk Assessment to identify the developable area. 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. Given the potential groundwater flooding issue further site investigation would also be required to help inform the potential developable area. Adequate means of sewerage disposal will require to be examined.						<b>SEA SCORE: 0</b>	

<b>AIR QUALITY</b>								
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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Largely agricultural land, but proximity of dispersed houses throughout site.		XX	Given the dispersed nature of the existing houses there would be potential landuse conflict if the site was to be allocated for business and industry. Potential conflicts from noise, fumes or visual intrusion. Limited or no scope for appropriate mitigation.	XX	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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)		?			?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Potential landuse conflict and potential conflicts from noise, fumes or visual intrusion if site were to be allocated for business and industry.							
<b>SEA OVERVIEW</b>	Significant adverse landuse conflict given the dispersed nature of the existing houses there would be limited or no scope for appropriate mitigation if the site were to be allocated for business and industry.						<b>SEA SCORE: X</b>	

<b>MATERIAL ASSETS</b>											
Is the site.....		Brownfield	N	Comment: Development would involve a greenfield site							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey								
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N									
Does the site have existing and potential mineral extraction		N									
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	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									
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: No known servicing constraints									
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
<b>PLANNING OVERVIEW</b>	Development would involve a greenfield site										
<b>SEA OVERVIEW</b>	Negative SEA impact as development would result in the loss of greenfield land.								<b>SEA SCORE: X</b>		

<b>ROADS/ACCESS</b>
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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 (16.6ha) is located north of the B721 (40mph), with the U208a along its western boundary, a private lane along its eastern boundary, a localised connection onto the B6357 (60mph) and a potential to link with the adjacent site ANN.B&I201. The U208a is restrictive in nature and would require significant engineering works to provide an appropriate industrial access but given its links back to Annan it would still be appropriate to utilise this road for pedestrian/cycle links. It is possible that access be from the B6357 with alterations made to the existing ghost island arrangements at the applicants expense. Given the size of the site it would be appropriate that a Transport Assessment be commissioned to identify the most appropriate access point(s) for this site. Depending upon the conclusions of the TA, it may be that the speed limit along the B6357 be reviewed. 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.					
<b>PLANNING OVERVIEW</b>	The U208a along the site's western boundary is restrictive in nature and would require significant engineering works to provide an appropriate industrial access but given its links back to Annan it would still be appropriate to utilise this road for pedestrian/cycle links. It is possible that access could be from the B6357 with alterations made to the existing ghost island arrangements at the applicants expense. Given the size of the site it would be appropriate that a Transport Assessment be commissioned to identify the most appropriate access point(s) for this site. Depending upon the conclusions of the TA, it may be that the speed limit along the B6357 be reviewed.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site						
Can the site make best use of solar gain		N			0		0	
Is the site protected from prevailing winds		N						
<b>PLANNING OVERVIEW</b>	No impact on climatic factors							
<b>SEA OVERVIEW</b>	No impact on climatic factors						<b>SEA SCORE: 0</b>	

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 known historic environment issues. Historic Built Environment - Not within a conservation area and no Listed Buildings however there are a number of traditional stone under slate roof, single storey dwellings which line the road frontage and which should be considered as part of the wider historic of the area. New buildings should take account of them in location, design and access.		
		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			0		0	
<b>PLANNING OVERVIEW</b>	No impact on cultural heritage features							
<b>SEA OVERVIEW</b>	No impact on cultural heritage features						<b>SEA SCORE: 0</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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**LANDSCAPE**

Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: Site lies within a gradually sloping open landscape, characterised by geometric field systems and single storey dwellings alongside surrounding roads/lanes. The site is reasonably well defined by tracks and hedgerows although the northern boundary seems rather 'arbitrary' as the fields to the north have similar characteristics. Rosefield farm buildings are very prominent locally and the track to the west of the site provides pedestrian/cycle access to Stapleton Rd. The proposed site 'wraps around' approximately 12 dwellings; introducing potential B&I usage will require careful design and development to avoid potential conflicts from noise, fumes or visual intrusion. An appropriate landscape solution could include zoning of areas to create separation, shelter belt and tree planting, careful location of SUDs ponds, etc. Tree planting adjacent to Stapleton Rd should be retained as this enhances the setting of the area and helps separate residential areas from potential B&I sites. There remains some difficulties with the potential distribution of B&I suites and prime agricultural land and this may influence the type and design of potential end usage.				
			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	SNH - Site has little natural heritage interest apart from boundaries which host hedgerows and standard trees.					0	If allocated, site requirements should include retention of boundary planting as well as enhancement. Proximity of site to ANN.B&I201 should be expressed in site requirements, setting out complimentary design and access requirements for both. Built form and height of units should be considered to minimise visual effects, given the flat and open nature of the site.	0	
Will development of the site be well integrated visually with the existing settlement		N						X		X	
Are there any locally attractive views that will be impacted by development of the site		N						0		0	
<b>PLANNING OVERVIEW</b>	The proximity of dispersed houses at this location would result in potential land use conflict for a business and industry allocation. Potential landuse conflict and potential conflicts from noise, fumes or visual intrusion if site were to be allocated for business and industry. A comprehensive landscape management plan would be required. Built form and height of units should be considered to minimise visual effects, given the flat and open nature of the site.										
<b>SEA OVERVIEW</b>	Adverse impact on landscape. Introducing potential B&I usage will require careful design and development to avoid potential conflicts from noise, fumes or visual intrusion. An appropriate landscape solution could include zoning of areas to create separation, shelter belt and tree planting, careful location of SUDs ponds. Further information would be required to demonstrate that these issues could be satisfactorily overcome.								<b>SEA SCORE: XX</b>		

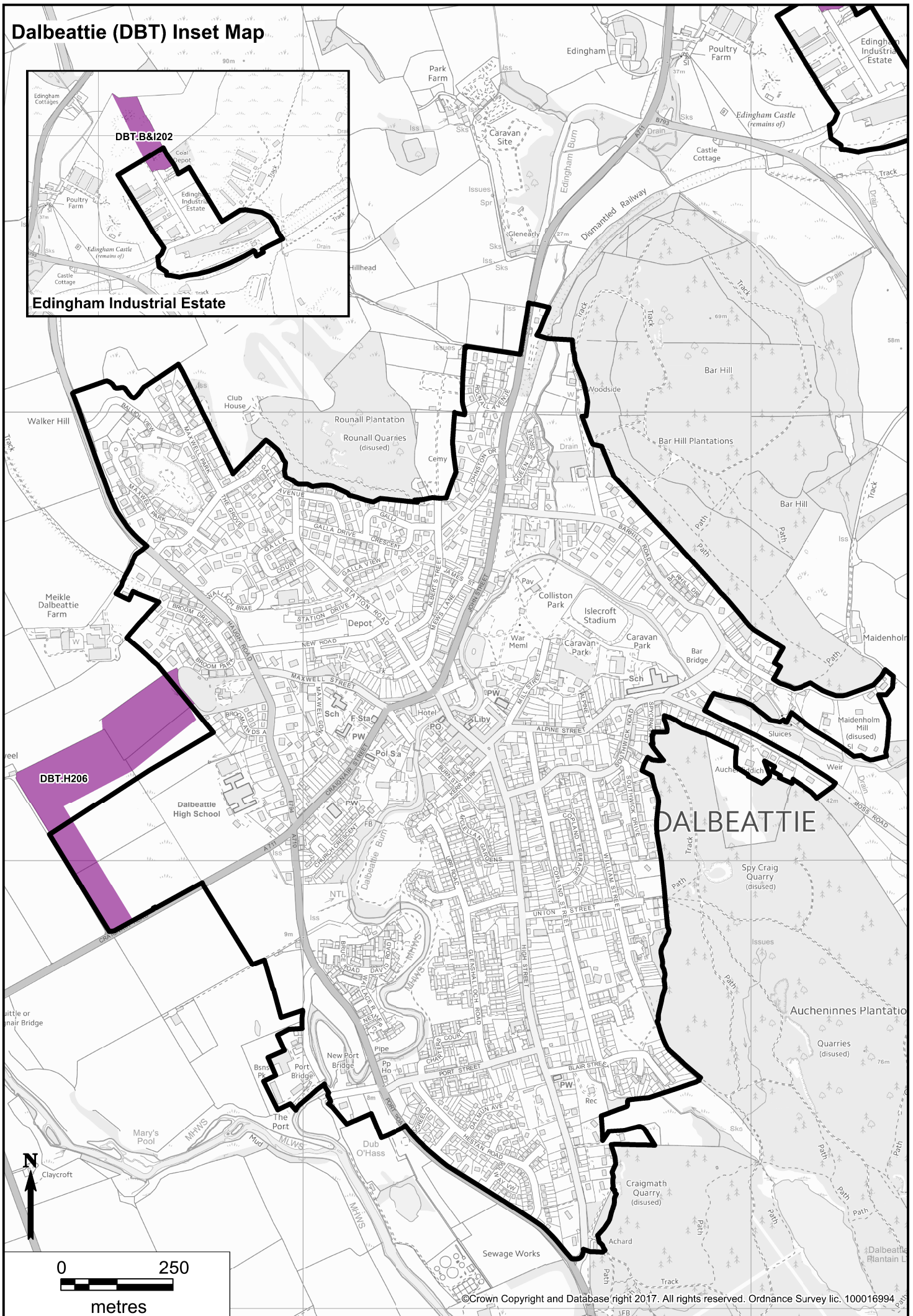
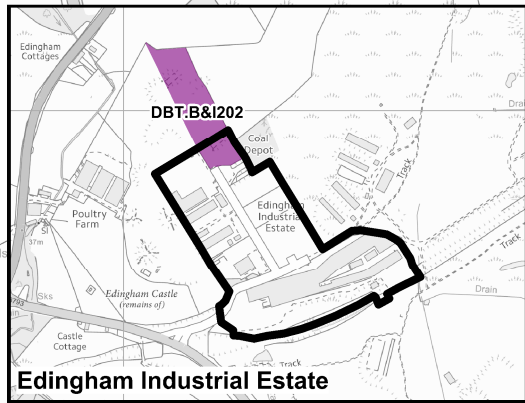
**PLANNING/EFFECTIVENESS ISSUES**

Is the site situated within or adjacent to a settlement boundary within the LDP	N	
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowner unknown and development intentions

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any known restrictive covenants or ransom strips		?						
Can the site be delivered within the LDP timeframe		?						
<b>OVERALL PLANNING COMMENT</b>	There is strong demand for employment land in the east of Dumfries and Galloway in the Annan and Dumfries HMAs. This site is located in close proximity to Annan Business Park and site B&I 201 would provide an opportunity for a further phase of Annan Business Park to be brought forward. The current phase of Annan Business Park is on the verge of being fully built out and there is unmet demand for plots there. The proximity of dispersed houses at this location would result in potential land use conflict for a business and industry allocation. Potential landuse conflict and potential conflicts from noise, fumes or visual intrusion if site were to be allocated for business and industry. There is also a negative impact in terms of landscape and potential flood risk from the Howgill Burn which would require a flood risk and drainage impact assessment. A preferred option for a business and industry site has been identified at ANN.B&I201. Recommended not to include site in Proposed Plan.							
<b>OVERALL SEA COMMENT</b>	Significant negative SEA impact in terms of landscape. Introducing potential B&I usage will require careful design and development to avoid potential conflicts from noise, fumes or visual intrusion. An appropriate landscape solution could include zoning of areas to create separation, shelter belt and tree planting, careful location of SUDs ponds. Further information would be required to demonstrate that these issues could be satisfactorily overcome. Negative SEA impact in terms of Soils and Material Assets as would involve the loss of prime agricultural and greenfield land. Negative SEA impact in terms of air quality. Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application. Positive SEA impact in terms of Population and Health as within close walking distance of existing facilities and railway station. Scope to encourage sustainable modes of travel including walking and cycling. All other factors are neutral.							

# Dalbeattie (DBT) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DBT.H206	<b>Source of site suggestion:</b> Landowner. <b>Main Issues Report stage</b>	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> N/a	
<b>Site name:</b> land at Reedweel			
<b>Settlement:</b> Dalbeattie	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> 0100.07	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 6.79	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> October 2017

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

Scoring Guidance

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

Legends

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No biodiversity interests affected									
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		Y	The site is located on the western periphery of the settlement surrounded by open countryside	SV	X	Any proposal should be assessed against policy NE7. 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.	0		
<b>PLANNING OVERVIEW</b>	The existing trees and field boundaries should be retained as far as possible								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						<b>SEA SCORE: 0</b>		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is a green open field but not included as open space.	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N								
		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Dalbeattie Primary School				Dalbeattie High School					
	Capacity:	92				149					
	Distance:	1-5				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		X	Soil classification (The James Hutton Institute)	3.1	O	X	Loss of 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			No previous known contaminative uses		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			GIS	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime quality agricultural land							
<b>SEA OVERVIEW</b>	The loss of prime quality agricultural land would have a negative SEA impact						<b>SEA SCORE: X</b>	

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Surface water and part of site lies within the 1 in 200 year floodplain- fluvial. A watercourse is adjacent to the site.		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	Site appears in SEPA pluvial floodmap.		C	X	A Flood Risk Assessment is required. 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	FRMT and Scottish Water
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. Sewerage network capacity and private drainage issues		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the	PHH	?	Early engagement with Scottish Water is recommended		C	?	Please note there is a 63mm Water main going through	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply			to discuss build out rates and to establish any potential investment at the WTW			the site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	Any flood risk will need to be fully investigated by the landowner/developer as part of the Flood Risk Assessment. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and agricultural fields	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		SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Prime agricultural land					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site with no existing structures that could be reused	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste	PHH	N		O	0			0	



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
management site and could, therefore, compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons   N   Bord Gais Eirann pipeline   N   Shell oil pipeline   N   Transco pipeline   N						
			Comment: No known servicing issues						
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						
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land								
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact						<b>SEA SCORE: X</b>		

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 (6.79ha) lies to the north of the A711 Craignair Road public road, to the rear of the new Dalbeattie School site (DBT.CF1). The site lies remote from the public road, bar a strip of land between the school site and the Reedweel farm access track. It would require to be demonstrated that there is sufficient width in the applicants control to form an adoptable junction and access road. However, there would appear to be no scope to form any other links (pedestrian, cycle or vehicular) to public roads or the Dalbeattie settlement and development of this site would be as an overly-long cul-de-sac. It should be noted that where a development is proposed for over 100 no. dwellinghouses, an EVA would be required and there appears to be no scope to provide one. This site and surrounding area has a history of flood risk concerns and as such it would be appropriate that the Council's Flood Risk Management Team are consulted with regard to the potential to develop this site. Given the above, I am unable to recommend in favour of the inclusion of this site as proposed.							
<b>PLANNING OVERVIEW</b>	<b>A single access can be achieved however it would be long and contrived. No scope for an Emergency Vehicle Access or to form other others such as pedestrian or cycle.</b>									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site	SV	0		0		
Can the site make best use of solar gain		Y	Possibly due to 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		?	Open countryside. Possibly some protection from the School building to the south and housing to the east	SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						<b>SEA SCORE: +</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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Elements of the holding are recorded as potential site of a WW2 PoW camp MDG4567. No Listed Buildings on the site but Category C element at Meikle Dalbeattie Farm, Category B Craignair Church and wall and Category C Listed terrace on Craignair Road, all outside but near site boundary. The land is very open and views to historic structures should be considered in the design and layout. Pattern for development should be based on the historic form of town and not more modern arrangements.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N				
		Archaeological site	Y						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	C	0	Recording of any features found in investigation.	0		
<b>PLANNING OVERVIEW</b>	Development of the site will need to respect the surrounding listed buildings and recording of any historical features will be required during a site investigation.								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Potentially suitable for development but with access issues: Development of the new school campus has altered the baseline character of this area. This open site lies on flat land, physically contained by the new campus and by existing hedgerows. It is visible but not prominent from the A711 and would be set 'behind' the new school. 2-3 large deciduous trees form an attractive feature within the centre of the site in this open landscape and should be retained (as should the hedgerows).  The layout creates a long cul de sac with only one access point, resulting detours to reach the school, town centre and other areas will increase car usage and are unsustainable. The site needs to have pedestrian/cycle links to the school and if possible to Haugh Rd.  The proposed access route runs parallel to an existing farm track. This would be a poor landscape solution and it would be better to share access (at least for the section passing the school campus). The loss of a hedgerow to accommodate this widened road could be offset by replanting the hedge and including tree planting between the road and campus (creating visual separation and a windbreak). Changes to the A711 could also have a detrimental impact because the current 'rural' nature of this section of the road would be altered by the introduction of kerbs, signage, visibility splays, etc.		
		Wild Land	N	TPOs	N			
Will development of the site affect features		N		C	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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		?	Concern as to the effect of housing on such an open site, and the effects it could have as a gateway to the town.	C	?	The height of built form should be managed to ensure it does not affect the towns setting, ie block views to the enclosing ridge to the west.	0		
Are there any locally attractive views that will be impacted by development of the site		Y	Site sits within agricultural land in a flat landscape that affords long views of Dalbeattie on approach along the A711 from the west.	C	X	Limited housing could be acceptable, though care would need to be taken given its potential gateway nature	0		
<b>PLANNING OVERVIEW</b>	Prominent site on gateway into the town however may be possible to limit number of houses on this site and require careful layout and design to minimise the impact on the landscape.								
<b>SEA OVERVIEW</b>	Minor SEA concerns. Retain trees and hedgerows where possible.						<b>SEA SCORE: 0</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
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	
<b>OVERALL PLANNING COMMENT</b>	The site has limited potential for development. It is constrained by the poor access into the site and connectivity with the town. Recommend not to include this site in Proposed Plan.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues including loss of prime agricultural land but is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts. However, poor access and connectivity into the site would result in negative SEA impacts.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DBT.B+I202	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land north of Edingham Industrial park			
<b>Settlement:</b> Dalbeattie	<b>Current use:</b> Brownfield		
<b>OS Grid Reference (Easting, Northing):</b>		<b>Existing LDP allocations/ designations:</b> None	
<b>Site Size (ha):</b> <del>1.52</del> 0.35 Site assessment based on original site size of 1.52ha	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Stewartry	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N		Comments: No designated sites or known protected species, but site likely to consist of unimproved grassland of at least local biodiversity interest.				
Are there any known invasive species within the site		N		C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	SNH- Site appears to be extension of existing industrial estate. Area proposed for extension appears to be brownfield land with low potential for habitats and species of interest. Generally well enclosed in wider views, with low visibility from A711 to north and west. Building heights should be no higher than those on the existing industrial estate.	C	0	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.	0		
<b>PLANNING OVERVIEW</b>	The site consists of unimproved grassland and may be of at least local biodiversity interest.								
<b>SEA OVERVIEW</b>	There are no known SEA issues.						<b>SEA SCORE: 0</b>		

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

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		?	Site is on former Munitions factory site		C	?	Investigation and remediation may be required.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown as shown as white land on the soil maps		O	?		?	
<b>PLANNING OVERVIEW</b>	Provided any required mitigation is undertaken then there should be no planning issues								
<b>SEA OVERVIEW</b>	Provided any required mitigation is undertaken then there should be no SEA issues						<b>SEA SCORE: 0</b>		

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		Site appears in SEPA pluvial floodmap.		C	X	Drainage Impact Assessment required in conjunction with culvert investigation.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. SEPA- GIS indicates that this area is served by the public sewerage system - this would need to be the case to allow development as there are no options for a discharge from a private foul system.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the	PHH		Early engagement with Scottish Water is recommended		C	?	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			to discuss build out rates and to establish any potential investment at the WTW			Water Impact Assessment 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.			
<b>PLANNING OVERVIEW</b>	Any flood risk will need to be fully investigated by the landowner/developer as part of the Drainage Impact Assessment. There is limited capacity at the water treatment works and there may be issues with water supply. Further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is adjacent to other business and industry users	SV	X		X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development. A noise assessment may be required and any measures identified should be implemented.	X		
<b>PLANNING OVERVIEW</b>	The proposed site is adjacent to an established business and industry estate. Proposals would be assessed against Policy OP1a which would minimise any potential impact of development.								
<b>SEA OVERVIEW</b>	There may be SEA issues that will require mitigation.						<b>SEA SCORE: X</b>		

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

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

### 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 includes land formerly proposed for business and industry and the inclusion of additional land within the boundary of the existing business park. The site can continue to be served off U178s public road with no improvements needed. 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.						
<b>PLANNING OVERVIEW</b>	An access can be achieved into the site.							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		The site is gently sloping						
Can the site make best use of solar gain		?	Development should be built with a more southerly aspect in order to make best use of solar gain	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 may be protected by surrounding existing development	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						<b>SEA SCORE: +</b>	

### CULTURAL HERITAGE



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	<p>Comment: WW2 munitions site with upstanding earthworks MDG5242. Proposed area extends to designated monument MDG22284 (HES SM6789). An important part of the 20<sup>th</sup> century war history of Scotland which should be taken into account in any development and interpreted for visitors.</p> <p>HES- This potential business and industry allocation has a direct impact on the scheduled area for the <i>Edingham Munitions Factory (Scheduled Monument, Index no. 6789)</i>. This scheduled area is a small part of the larger monument, and protects the remains of a concrete pillbox which provided machine cover over the northern approaches to the site. The pillbox is located on a prominent knoll overlooking the main parts of the former munitions factory.</p> <p>We would strongly recommend that the allocation should be redrawn to avoid impacts on the scheduled area, as any associated works would require Scheduled Monument Consent and development within this part of the site is unlikely to be consistent with national policy. Development in the northern half of the proposed allocation has potential to significantly impact on the relationship between the pillbox and the main parts of the site, and we would not recommend that the northern half is taken forward in the finalised plan. Development in the southern part of the proposed allocation also has the potential to adversely impact on the setting of the monument, so the design of any structures there would require careful consideration in order to minimise those impacts.</p>		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				

Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	C	?	Record any features found during the development of the site	?	HES and perhaps the 20 <sup>th</sup> Century Society
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<b>PLANNING OVERVIEW</b>	The site is on a WWII munitions site with upstanding earthworks and extends to designated scheduled monuments. The allocation boundary may need to re-drawn to avoid the scheduled area. Furthermore, careful layout and design would be required to minimise impact to these features.						
<b>SEA OVERVIEW</b>	It may be possible to mitigate the archaeological issues.						<b>SEA SCORE: ?</b>

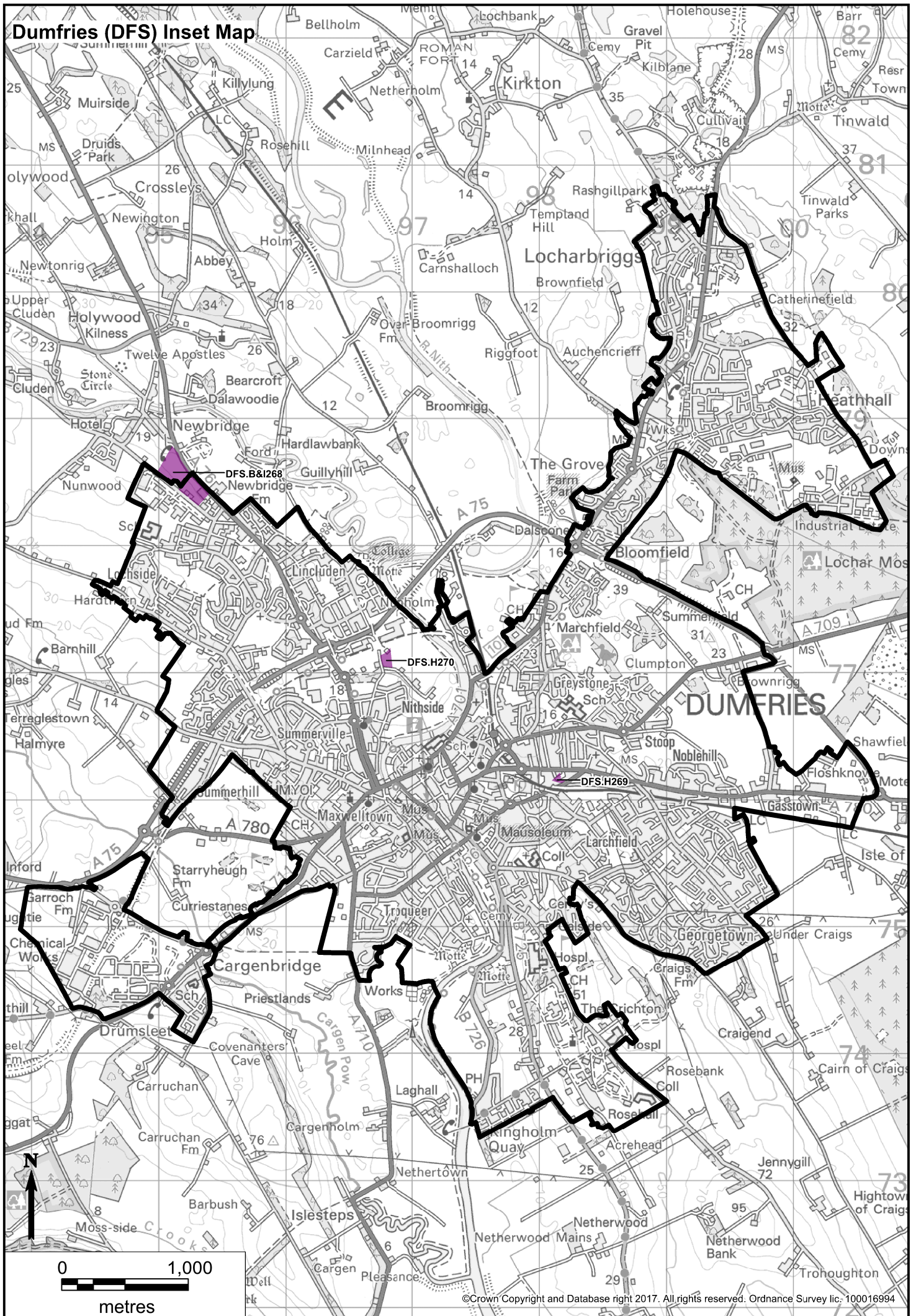
LANDSCAPE							
Is the site within or adjoining any of the following	NSAs	N	RSAs	N	Comment: Not suitable in present form:		
	Wild Land	N	TPOs	N			

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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						The site represents an extension of an existing B&I site and would share access. However, it has little spatial or visual definition and appears to 'cut through' the remains of former historic buildings. It includes a small grassy knoll which houses a pill box. Whilst this feature would 'define' the northern extent of the site, it is prominent from the A711 and is an important relict of the former munitions works. The knoll also partially screens the existing industrial estate and the remainder of the proposed site from the main road. Development of this area would be highly visible and/or involve significant earthworks.  Suggest the boundaries are revised to respond to and reflect the layout of this important historic site with sufficient set back to protect the pill box/knoll from development and to ensure it is screened from the A711.			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		?	Possibly	SV	?	Development should respect historic land use and features	0		
Will development of the site be well integrated visually with the existing settlement		?		SV	?		0		
Are there any locally attractive views that will be impacted by development of the site		Y	The grassy knoll featuring a pill box is prominent from the A711.	SV	0	Development of the northern portion should be avoided.	0		
<b>PLANNING OVERVIEW</b>	The boundary of the site should be re-drawn to avoid negative impact on the historical features. Sensitive layout and design may enable a small development here. Appropriate screening would be required to reduce the sites visibility from the A711.								
<b>SEA OVERVIEW</b>	Provided development avoids the historical features and these are safeguarded SEA concerns may be mitigated.						<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to established business and industry use.
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	?	Legacy issues arising from site's former use as a Munitions Factory, and site topography are likely to make the site expensive to bring to market. Any potential demand for employment land in Dalbeattie would most likely be from existing businesses seeking sites to enable business growth or for some small start up space but this could be accommodated on B&I 1, so any demand for this site is likely to be over the longer term.
<b>OVERALL PLANNING COMMENT</b>	The site offers some potential for business and industrial, however concerns regarding archaeology and landscape issues would need to be mitigated. The boundary should be re-drawn so only to include the southern portion of the site.	
<b>OVERALL SEA COMMENT</b>	Provided historical and archaeological features are safeguarded SEA concerns may be mitigated. Development of the site would improve access to employment opportunities resulting in positive SEA impacts. The sites aspect may also enable positive benefit to be achieved from solar gain.	

# Dumfries (DFS) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DFS.H269	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land at Brooms Road			
<b>Settlement:</b> Dumfries	<b>Current use:</b> vacant		
<b>OS Grid Reference (Easting, Northing):</b> 298149 576175		<b>Existing LDP allocations/ designations:</b> None	
<b>Site Size (ha):</b> 0.36	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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
	AnciNent/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development would not result in a loss of habitat connectivity or wildlife corridor.		SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues in relation to this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is not publicly accessible.		SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is close to footpaths and cycleways							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Noblehill				Dumfries High					
	Capacity:	18				394					
	Distance:		0-1				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
<b>PLANNING OVERVIEW</b>	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is well 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						<b>SEA SCORE: +</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 (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	Former use as depot with fuel tanks.		C	X	Further 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	Unknown			O	?		?
<b>PLANNING OVERVIEW</b>	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.							
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures in relation to contamination are carried out then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. SEPA have records of potential sewer flooding in the area.		C	X	A Drainage Impact Assessment is required in conjunction with a culvert investigations 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	Culverted Mill Burn already subject to discharges from combined sewer overflows.		C	?		?
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Please note there is a Combined sewer running through site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
<b>PLANNING OVERVIEW</b>	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							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</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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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by offices and a garage with residential close to the site.	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment will be required in relation to the commercial garage but due to the close proximity of the premises and the relatively small scale of the site it is unlikely that an acceptable noise attenuation scheme will be appropriate	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 proposed use is for residential development.	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are noise issues related to the adjacent commercial garage and these would require to be overcome to ensure that the amenity of future residents is acceptable.							
<b>SEA OVERVIEW</b>	There are negative SEA issues in respect of noise issues related to the adjacent premises.						<b>SEA SCORE: X</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site is a former depot					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a brownfield site but there are no existing structures for reuse on the site.		SV	+		+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

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

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 (0.36ha) is a former depot with 2 existing accesses onto Brooms Road. The private unadopted Pleasance Park extends from the northern site boundary to the A780 Annan Road. Consideration should be given to maximising links if at all possible. It is understood that the culverted Mill Burn travels through the eastern portion of the site close to Brooms 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 on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
<b>PLANNING OVERVIEW</b>	Access is achievable to the site.									

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

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No known historic environment issues				
		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	
<b>PLANNING OVERVIEW</b>	There are no historic environment issues in relation to this site.									



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				C	0	Set development back from Brooms Rd and continue line of tree planting from adjacent office site, set within green verge.
Will development of the site be well integrated visually with the existing settlement		?	Site sits between office and commercial buildings and may be more suited to mixed use than residential. If brought forward for housing, then should ensure good permeability with pedestrian/cycle links to both Brooms Rd and Pleasance Park			C	X	X
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0
<b>PLANNING OVERVIEW</b>	Due to its location sited between existing commercial premises would not appear to be appropriate for residential development in terms of the character of the area.							
<b>SEA OVERVIEW</b>	There would be minor negative SEA issues in relation to the location between existing commercial premises and the impact on the character of the area.						<b>SEA SCORE: X</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	This small brownfield site is well located close to the town centre and its amenities and it could represent an infill development opportunity. The development and layout of the site would need to take into account the adjacent garage/vehicle repair uses. Pedestrian/cycle links to both Brooms Rd and Pleasance Park should be considered. This small brownfield site represents an infill development opportunity.	
<b>OVERALL SEA COMMENT</b>	There are negative SEA issues in relation to possible noise and disturbance and on the character of the area due to the adjacent workshop premises. The site is brownfield and could support local services and benefits could be gained through the use of solar gain and sustainable construction techniques	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DFS.H270	<b>Source of site suggestion:</b> Planning Permission	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 15/P/3/0506	
<b>Site name:</b> Land at College Mains			
<b>Settlement:</b> Dumfries	<b>Current use:</b> Greenfield agricultural grazing land		
<b>OS Grid Reference (Easting, Northing):</b> 296786, 577105		<b>Existing LDP allocations/ designations:</b> None	
<b>Site Size (ha): 0.95 ha</b>	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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
	AnciNent/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development would not result in a loss of habitat connectivity or wildlife corridor.		SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues in relation to this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: The site is close to footpaths and cycleways- Maxwelltown Railway Path							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Lincluden Primary				Dumfries High				
	Capacity:		31				394				
	Distance:		0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is well 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						<b>SEA SCORE: +</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 (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N			C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	Unknown			O	?		?
<b>PLANNING OVERVIEW</b>	The site is greenfield however the soil classification is urban and would not therefore result in the loss of best quality agricultural land.							
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears adjacent to the medium likelihood flood extent of the SEPA Flood Map and may therefore be at medium to high risk of fluvial flooding.		C	X	A Drainage Impact Assessment is required in conjunction with a culvert investigations and any measures identified should be implemented.. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y			C	0		0
<b>PLANNING OVERVIEW</b>	Flood risk has been identified to the southern boundary of the site. Development should avoid the lower lying land at the south of the site and a Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may be necessary.							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</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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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	Fields and playing/ football fields to the west of the site	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.	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no planning concerns.							
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>	

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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consultation with any of the following bodies								
<b>PLANNING OVERVIEW</b>	The loss of greenfield site is a negative impact.							
<b>SEA OVERVIEW</b>	The loss of a greenfield site is a negative SEA impact						<b>SEA SCORE: X</b>	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access will be taken from College Road north of Forsyth Street. Provision of a footway will be required to the east side of College 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 on accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
<b>PLANNING OVERVIEW</b>	Access is achievable to the site.								

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment:		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
<b>PLANNING OVERVIEW</b>	The site lies to the north of an area of archaeological interest associated with Bronze Age burials. An archaeological evaluation would be required before any development commenced to determine the developable area.							
<b>SEA OVERVIEW</b>	Provided an archaeological evaluation and any necessary mitigation is done there are no SEA issues.						<b>SEA SCORE: 0</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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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations affecting this site.	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	No other physical features on the site		C	0		0
Will development of the site be well integrated visually with the existing settlement		?	The site is slightly detached from the existing built up area.		C	X	Layout and design will be a key consideration to ensure development relates well to the surrounding area.	X
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
<b>PLANNING OVERVIEW</b>	The site is isolated in nature and lacks connection to the surrounding land uses. The layout and design will be critical in the development proposal to ensure its creating and enhancing sense of place.							
<b>SEA OVERVIEW</b>	There would be minor negative SEA issues in relation to the site being isolated from surrounding land uses.						<b>SEA SCORE: X</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is unallocated within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	This greenfield site benefits from close proximity to the town centre and its amenities. Layout and design are key considerations in development proposals coming forward to ensure that it creates and enhances the sense of place. Access road will require widening and provision of a footpath is necessary. Pedestrian/cycle links should be considered.	
<b>OVERALL SEA COMMENT</b>	There are negative SEA issues in relation to its isolated nature, potential flood risk and loss of greenfield land though classified as urban. The site could support local services and benefits could be gained through the use of solar gain and sustainable construction techniques	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DFS.B&I 268	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 09/P/3/0402 – 241 dwellings - Withdrawn	
<b>Site name:</b> Land north of Irongray Road			
<b>Settlement:</b> Dumfries	<b>Current use:</b> Agricultural		
<b>OS Grid Reference (Easting, Northing):</b> 272862 612211		<b>Existing LDP allocations/ designations:</b> No	
<b>Site Size (ha):</b> 7.23	<b>Proposed use:</b> Business and Industry – storage of skips, containers and trailers	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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



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

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

### POPULATION AND HUMAN HEALTH

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

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2 and 3.1	O	X	The site is entirely prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	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		C	X	Should further investigation be required any measures identified should be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	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								
<b>SEA OVERVIEW</b>	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.						<b>SEA SCORE: X</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to this site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	The whole of the proposed development site would need to drain via the public sewerage system as there are no options for private drainage discharge.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						can instigate a Growth project when the Developer meets their 5 Growth criteria			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria	0		
<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by commercial premises to the south and south-east, agricultural land, and kennels. The site is located on the A76 trunk road which may result in some traffic noise.	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts depending of the location of proposed uses within the site.	X		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Development of the site is currently proposed to be for storage but may be widened to more general business and industry purposes which may potentially add to emissions in the area.	O	X	Policy OP1a would be used to assess any adverse likely impacts of a development and should any issues be identified then measures to resolve them should be implemented	X		
<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						<b>SEA SCORE: X</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The southern part of the site contains a commercial unit but the majority of the site is in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0	0		

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

### 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 7.23 ha site is located west of the A76 Trunk Road and east of the C112n Irongray Road. It should be noted that residential development of part of this site was considered for Planning Permission in Principle by R & D under 09/P/3/0402 along with land to the north (bounded by C47n Glasgow Road), however was subsequently withdrawn. A draft Masterplan was submitted (drawing AA1217/SK/102 dated 11.03.2010) by Asher Associates for consultation which included part of this site. There is an existing satisfactory access from Irongray Road serving a distribution and other commercial businesses. It would be appropriate that a second access be provided to this site to the west of Midnunnery. It would be appropriate to consider footway provision along the Irongray Road site frontage as well as any potential to provide a pedestrian link from the site to the existing bus stop on the A76(T) to the east of the site. Should access directly onto the A76(T) be considered, it would be appropriate that Transport Scotland offer comment. Development of this proposed site should include access and parking provision in accordance with Dumfries and Galloway Council Standards appropriate to the development proposed. It would be appropriate that a Transport Assessment be submitted which should in addition to site access considerations, assess the capacity and suitability of the existing Irongray Road/Newton Road and Newton Road/A76(T) junctions.						
<b>PLANNING OVERVIEW</b>	Previous proposals have included access from a new roundabout onto the A76 and Transport Scotland would need to be consulted in relation to any development							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This would be north east facing		SV	0		0	
Can the site make best use of solar gain	N	The site has a north easterly aspect		SV	X	Where possible the layout should ensure solar gain and	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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						look to create sustainable buildings to take account of solar orientation.		
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.	+	
<b>PLANNING OVERVIEW</b>	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							
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +/X</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: No known historic environment issues, but prehistoric monuments in adjacent land indicate a need for an archaeological evaluation.	
			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	?			C	X	Recording of any features found in investigation	+
<b>PLANNING OVERVIEW</b>	Any archaeological evaluation required to the northern part of the site should be carried out prior to development.							
<b>SEA OVERVIEW</b>	Provided that all evaluation and mitigation works are carried out there should be know SEA issues.						<b>SEA SCORE: 0</b>	

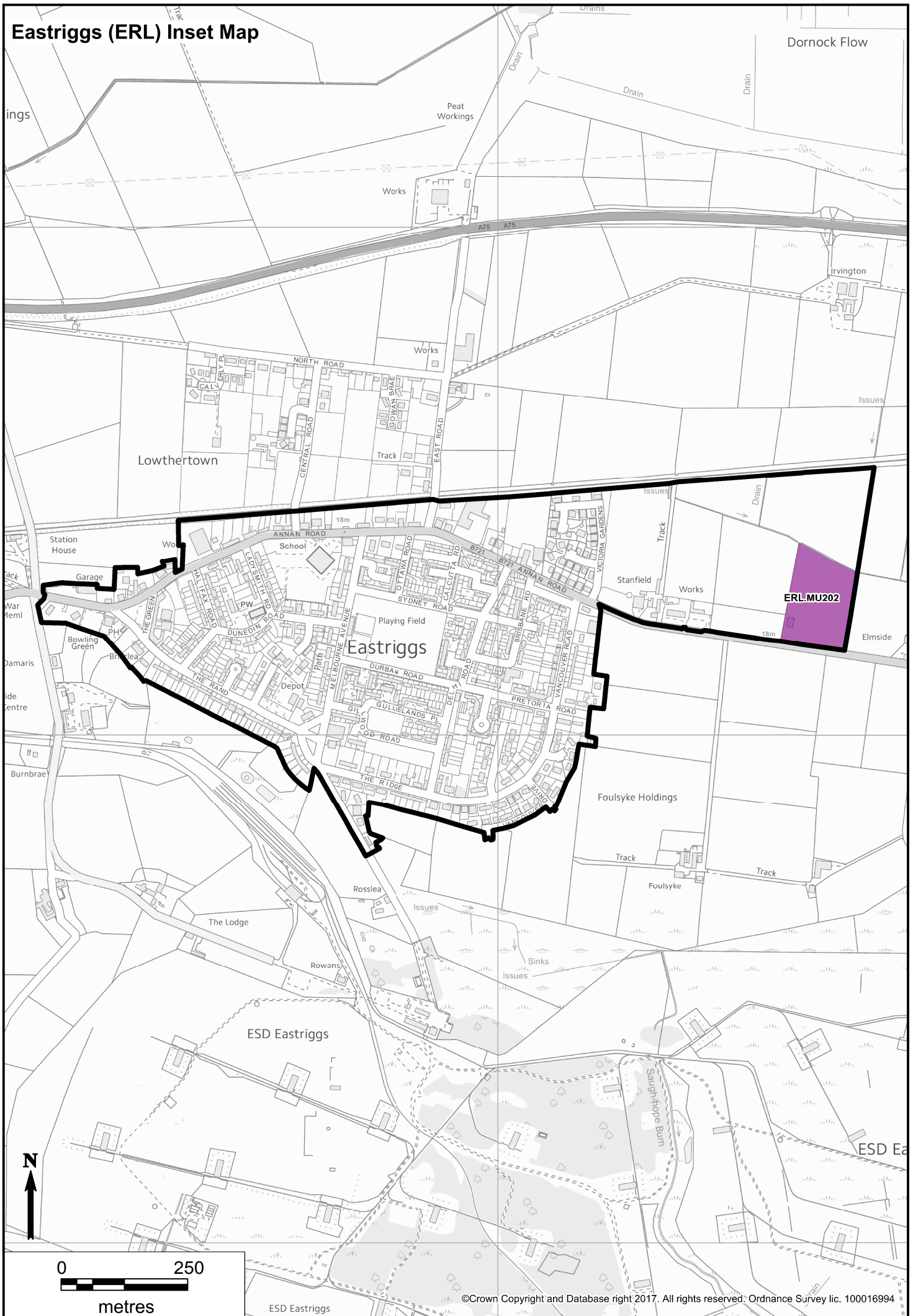
LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There is an existing woodland shelter belt adjacent to the A76 Glasgow Rd Site			C	X	Any proposal should be assessed against policy NE7 and existing woodland shelter belt adjacent to the A76 Glasgow Rd should be retained and the woodland cover should be extended to the full eastern boundary for screening purposes. The strong rural character of Irongray Rd could be retained by setting development back from roadside and including suitable tree/shrub planting as adopted on opposite side of the road.	0
Will development of the site be well integrated visually with the existing settlement		N	In order to form either a storage area for skips, containers and trailers or for the use of other business and commercial purpose will require extensive engineering works to this sloping site which will be highly visually prominent on this important approach to the town.			SV	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Sloping site widely visible from the east the A76, across the Cluden and Nith valleys but screened to the south			C	X		X

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			and west by existing B&I development and from the north by an established hedge (which should be retained). Southern part already used as B&I site; northern section is agricultural land. Extension of development into this area would impact on single dwelling/kennels in centre of site and be more visible from the east and north-east.					
<b>PLANNING OVERVIEW</b>	There are some mature trees and hedgerow that should be integrated into any design going forward. This site is on the very fringes of the town and located some distance from the town centre. The site is highly visually prominent on the approach to the town from the A76 trunk road and would be even more so for the proposed uses and the extent of engineering works which are likely to be proposed for this purpose.							
<b>SEA OVERVIEW</b>	The development of this site would visually prominent resulting in minor negative SEA impacts						<b>SEA SCORE: X</b>	

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are no known physical constraints in bringing this site forward depending on market demand
<b>OVERALL PLANNING COMMENT</b>	Dumfries HMA has the strongest demand for industrial accommodation in the region and there is likely to be demand for space at this location. However, the site would result in the loss of prime agricultural land and greenfield land and would be highly visibly and prominent on this important approach to the town. It is not considered appropriate that such gateway sites should be utilised for the purposes of skip, container and trailer storage in such a prominent location. Other sites allocated for business and commercial purposes in the town may be more suitable for such uses.	
<b>OVERALL SEA COMMENT</b>	There are minor negative SEA issues, including loss of prime agricultural land and greenfield land, through increased traffic movements resulting in increasing carbon emissions, and would be visually prominent. However the site could support local employment and benefits could be gained through the use of solar gain and sustainable construction techniques	

# Eastriggs (ERL) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ERL.MU202	<b>Source of site suggestion:</b> Landowner in response to MIR consultation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land adjoining Stanfield Farm			
<b>Settlement:</b> Eastriggs	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 2.21	<b>Proposed use:</b> Mixed Use	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

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	x	xx

### Legends

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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.									
Are there any known invasive species within the site		N			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 on edge of settlement.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
<b>PLANNING OVERVIEW</b>	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. SNH have advised that Masterplan needs to address how the development will integrate with existing settlement								
<b>SEA OVERVIEW</b>	No designations affecting site						<b>SEA SCORE:0</b>		

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			0		0				
		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: National Transport Cycle Route 7 – B721							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.2
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:	Eastriggs	Annan								
	Capacity:	45	331								
	Distance:	1	5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			0		0				
<b>PLANNING OVERVIEW</b>	In close proximity to community facilities, scope to encourage active travel options.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Positive SEA impact as close proximity to community facilities, scope to encourage active travel options.						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1		X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site			0		0
Are there any contaminated soils issues on the site		C	Agricultural use. No known issues.			0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils			0		0
<b>PLANNING OVERVIEW</b>	Loss of prime quality agricultural land							
<b>SEA OVERVIEW</b>	Negative SA impact in terms of soils as would involve loss of prime quality agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A minor watercourse flows along the site boundary. Small ditch to north of site.			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	Records suggest the presence of a culvert /drainage system within this site. Site appears in SEPA pluvial floodmap. SEPA advise that a minor watercourse flows along the site boundary which could represent a potential flood risk.	C		x	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. 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. Drainage Impact Assessment required in conjunction with culvert investigation.	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				0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Eastriggs Waste Water Treatment Works has sufficient capacity.			0	SEPA – sewerage network capacity issues. Site is isolated from Eastriiggs itself however any foul drainage would need to connect into the public sewerage system as there is no suitable watercourse in the vicinity which would be suitable for the discharge	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
						from a private system.  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. 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	Black Esk Water Treatment Works has sufficient capacity.		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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
<b>PLANNING OVERVIEW</b>	Site would require to be developed with existing site ERL.MU1 to ensure link to Easttriggs Waste Water Treatment Works. Potential flood risk identified. Flood Risk Assessment and Drainage Impact Assessment required in conjunction with culvert investigation.							
<b>SEA OVERVIEW</b>	Potential flood risk identified. Flood Risk Assessment and Drainage Impact Assessment required in conjunction with culvert investigation. Subject to these factors there should be no adverse impact on the Water Environment						<b>SEA SCORE: 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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH		Site surrounded ably agricultural land currently in grazing and B721 on southern boundary. Railway line to north – potential noise impact and soil contamination from the adjoining railway line.		X	Appropriate landscaping and screening required. Contamination assessment 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						
<b>PLANNING OVERVIEW</b>	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required							
<b>SEA OVERVIEW</b>	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required						<b>SEA SCORE: 0</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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MATERIAL ASSETS											
Is the site.....		Brownfield Greenfield	N Y	Comment:							
Is the site vacant or derelict		N		Is it contained within the Vacant and Derelict Land Survey	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					0	0			
Does the site have existing and potential mineral extraction		N					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			
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 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 lines traverse the site – low voltage. Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
<b>PLANNING OVERVIEW</b>	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. Low voltage electricity lines traverse site which will require to be relocated to a more appropriate location or consolidated on site.										
<b>SEA OVERVIEW</b>	Loss of greenfield land, but site benefits from proximity to existing infrastructure if developed in conjunction with adjoining site ERL.MU1						<b>SEA SCORE: X</b>				

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 2.2 ha site is located north of the B721, to the east of the existing Eastriggs settlement, outwith the existing 30mph speed restricted area and adjacent to site ERL.MU1. Appropriate access can be achieved from the B721 although the 30mph limit, footways and street lighting would require to be extended. This site is remote from the rest of the settlement and I would not be in favour of its development other than as a continuation of ERL.MU1. The site should be masterplanned to dovetail with the adjacent site and not prejudice future development and a transport assessment be provided. 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.						
<b>PLANNING OVERVIEW</b>	Appropriate access can be achieved from the B721 although the 30mph limit, footways and street lighting would require to be extended. This site is remote from the rest of the settlement and I would not be in favour of its development other than as a continuation of ERL.MU1. The site should be masterplanned to dovetail with the adjacent site and not prejudice future development and a transport assessment be 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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CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			South, open relatively flat site	SV	0		0		
Can the site make best use of solar gain		Y		SV	0	Due to its southerly aspect the use of solar gain could be used to great effect	0		
Is the site protected from prevailing winds		N	Exposed to south west	SV	X	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west	0		
<b>PLANNING OVERVIEW</b>	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west								
<b>SEA OVERVIEW</b>	Potential exposure to prevailing south west wind. Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west in order to mitigate this factor						<b>SEA SCORE: 0</b>		

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 known historic environment issues Historic Built Environment - No Listed Buildings/conservation area and no traditional buildings. Very flat landscape needs careful design consideration to link with Eastriggs but also see landscape comments		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				0	0		
<b>PLANNING OVERVIEW</b>	Housing development should respect or even continue the planned layout of the Unwin planned residential village.								
<b>SEA OVERVIEW</b>	No known cultural heritage designations affecting this site						<b>SEA SCORE: 0</b>		

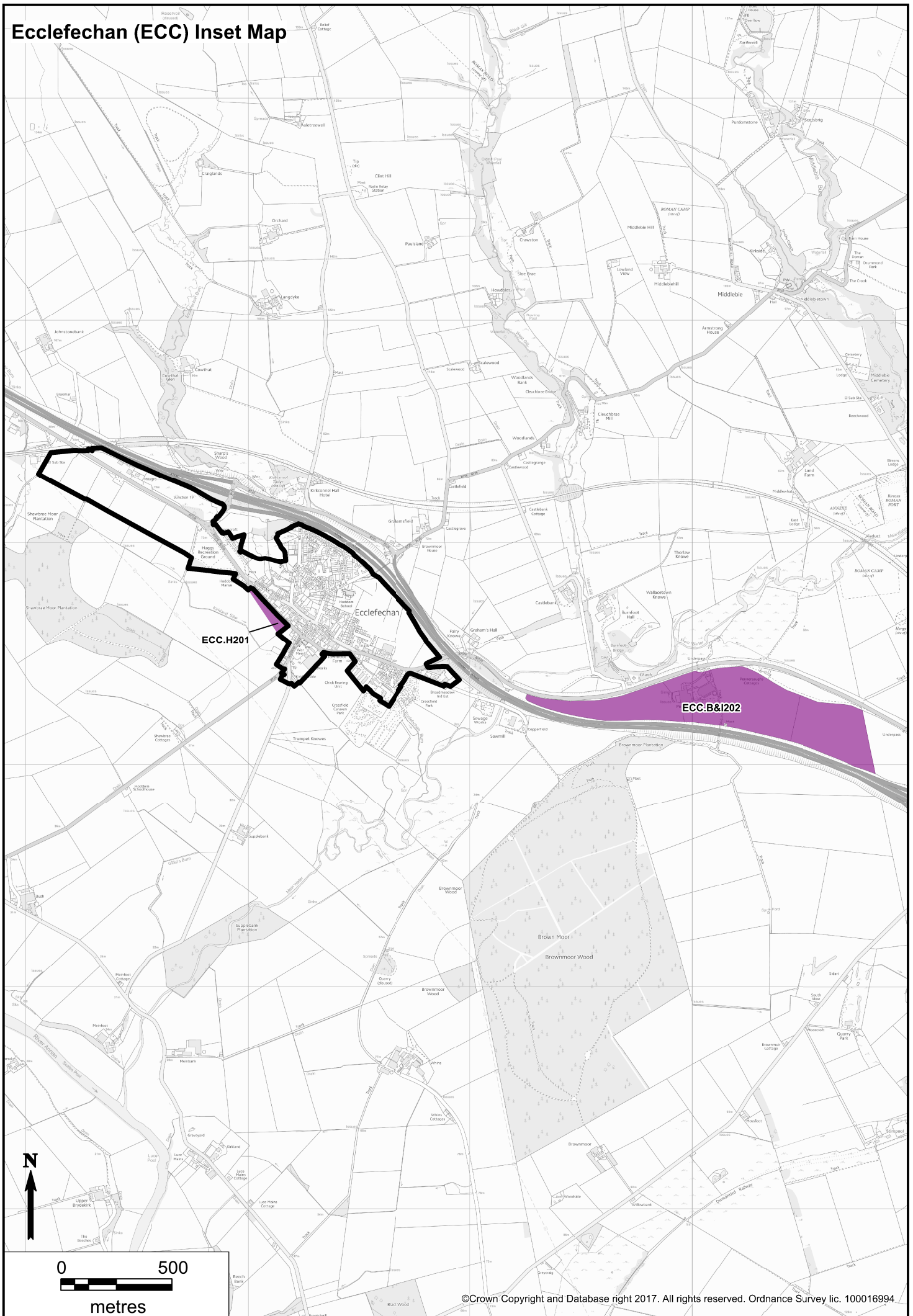
LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: Site is enclosed by thorn hedging and is set within an open agricultural landscape with a strong pattern of field enclosures. Land to the west and north is already in use/earmarked for B&I and this site fills a remaining gap. Land to the south of the B721 remains open and green. Main landscape issue is that hedgerows and the pattern of existing field boundaries should be retained as far as possible. Hedgerow trees are a characteristic of the area (including the site boundary). Retaining these and planting additional trees would be a good way of defining the site, creating shelter and screening views.		
			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	Site is enclosed by thorn hedging and is set within an open agricultural landscape with a strong pattern of field enclosures. Main landscape issue is that hedgerows and the pattern of existing field boundaries should be retained as far as possible.			SV	0	Hedgerow trees are a characteristic of the area (including the site boundary). Retaining these and planting additional trees would be a good way of defining the site, creating shelter and screening views.	0
Will development of the site be well integrated visually with the existing		N	SNH - Site is perceptually detached from Eastriggs. Development would not appear well related to landscape			SV/C	X	Masterplan needs to address how the development will integrate with existing settlement. Suggest including	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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settlement			features or existing development pattern and would likely be highly visible.			woodland shelter belt to help define settlement.			
Are there any locally attractive views that will be impacted by development of the site		N			0		0		
<b>PLANNING OVERVIEW</b>	Masterplan needs to address how the development will integrate with existing settlement. Hedgerows and trees should be retained together with the planting of additional trees to ensure appropriate screening when approaching from the east.								
<b>SEA OVERVIEW</b>	Site not well defined to the east and risk of development creep along the road with no obvious limit.						<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to settlement boundary and existing allocation ERL.MU1. The inclusion of this area within allocation ERL.MU1 would result in a more sustainable site boundary and contribute to a more sustainable layout.						
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Landowner have confirmed interest in developing site						
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y							
<b>OVERALL PLANNING COMMENT</b>	Economic Development have advised that there is strong demand for employment land in the Annan HMA; however, the nearest access to Eastriggs from the A75 is via a bridge over the railway line and this might inhibit the uptake of land by growing businesses. The inclusion of this area within allocation ERL.MU1 would result in a more sustainable site boundary and contribute to a more sustainable layout. Master Plan and Transport Assessment required. Flood Risk Assessment and Drainage Impact Assessment required which would require to be agreed with SEPA. Hedgerows should be retained together with planting of additional trees would be a way of defining the site. Masterplan needs to address how the development would integrate with existing settlement. Suggest including woodland shelter belt to help define settlement. Recommended to include site in Proposed Plan.							
<b>OVERALL SEA COMMENT</b>	Negative SEA impact in terms of Soils and Material Assets. Loss of prime quality agricultural land and greenfield site. Positive SEA impact in terms of Population and Human Health - in close proximity to community facilities, scope to encourage active travel options.							

# Ecclefechan (ECC) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.H201	<b>Source of site suggestion:</b> Community Council	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> land due south of Fairview			
<b>Settlement:</b> Ecclefechan	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> n/a	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 0.89	<b>Proposed use:</b> Housing	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	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									
Are there any known invasive species within the site		N			O			O	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		O	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.		O	
<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	No designations affecting site						<b>SEA SCORE: 0</b>		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA										
		Distance (km)	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: National cycle route 74							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities		Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary				Secondary					
	School name:	Hoddon				Lockerbie					
	Capacity:	50				116					
	Distance:	1				10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			O			O			
<b>PLANNING OVERVIEW</b>	Proximity to existing community facilities and school. Scope for sustainable transport as located on existing bus route.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Positive SEA impact in terms of Population and Health as proximity to existing community facilities and school.						<b>SEA SCORE: +</b>
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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		X	Loss of 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	Sloping site from north to south along road frontage			O		O
Are there any contaminated soils issues on the site		N	No previous known contaminative use.			O		O
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Mineral gleys soils			O		O
<b>PLANNING OVERVIEW</b>	Would involve the loss of prime quality agricultural land							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve the loss of prime quality agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy area at lowest point of site in south east corner adjacent to B7076. Site lies some 5m below level of roadway.		SV	O	Development and layout should take this into account	O
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 comments SEPA - No flood risk apparent		C	O		O
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				O		O
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	SEPA - Site would need to connect to public sewerage system. No scope for private system. Scottish Water - Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	O	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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	O
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Black Esk Water Treatment Works has sufficient capacity.		C	O	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	O

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.			
<b>PLANNING OVERVIEW</b>	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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.								
<b>SEA OVERVIEW</b>	No adverse impact on water environment.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North and east – housing and B7076. South and west – agricultural land	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0		
<b>PLANNING OVERVIEW</b>	No adverse impact on Air Quality.								
<b>SEA OVERVIEW</b>	No adverse impact on Air Quality.						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield	N	Comment: Greenfield site as currently in agricultural use.					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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									
Does the site have existing and potential mineral extraction		N							

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							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: No known service constraints						
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						
<b>PLANNING OVERVIEW</b>	No adverse impact on material assets								
<b>SEA OVERVIEW</b>	No adverse impact on material assets						<b>SEA SCORE: O</b>		

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 (0.89ha) is located to the southwest of the B7076 and given its long and narrow shape lends itself to frontage development or via shared driveways serving no more than 2 dwellings. It should be noted that any access serving more than 2 dwellings must be designed and constructed as an adoptable road and subject to Road Construction Consent. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
<b>PLANNING OVERVIEW</b>	The site can be accessed from the B7076 given its long and narrow shape lends itself to frontage development or via shared driveways serving no more than 2 dwellings.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South			O			O
Can the site make best use of solar gain		Y			O			O
Is the site protected from prevailing winds		N	Exposed to the west.		X	May require a high quality of construction and insulation. Shelter belt would be desirable to protect from prevailing wind.		O
<b>PLANNING OVERVIEW</b>	May require a high quality of construction and insulation. Shelter belt would be desirable to protect from prevailing wind.							
<b>SEA OVERVIEW</b>	Subject to high quality of construction and insulation and shelter belt would be desirable to protect from prevailing wind there would be no adverse impact on climatic issues.						<b>SEA SCORE: O</b>	

CULTURAL HERITAGE								
Will the development of the site affect any	L	Listed Building Y	Scheduled Monuments Y	Comment: Archaeology - Linear cropmarks MDG10237 known in field, evaluation will				

Site assessment 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 following including their setting			Conservation Area	N	Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N	be required. Historic Built Environment - Northwest of site Category B Listed statue of Thomas Carlyle overlooking Ecclefechan village; Category B Listed Johnstone Churchyard southeast of site where Thomas Carlyle and other note-worthies are buried; and the Category B Listed Church, hall and gate-piers although there is a row of traditional sandstone cottages on Hoddom Road which separates these from the site. The wider setting of the historic parts of the village should be considered in any design and layout.	
			World Heritage Site	N		N		
			Archaeological site	Y				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				O		O
<b>PLANNING OVERVIEW</b>	Archaeological issues that require evaluation/mitigation to be carried out (Linear cropmarks visible). Potential impact on the setting of various listed buildings in the vicinity will need to be considered. The wider setting of the historic parts of the village should be considered in any design and layout.							
<b>SEA OVERVIEW</b>	Potential adverse impact on cultural heritage issues subject to archaeology evaluation and appropriate mitigation which would require further investigation. Appropriate mitigation will need to be considered in relation to the setting of listed buildings in the vicinity.						<b>SEA SCORE: X</b>	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: Allow sufficient set back from ash trees to ensure their long-term retention.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Mature ash trees located on southern boundary.				X	Allow sufficient set back from ash trees to ensure their long-term retention.	O
Will development of the site be well integrated visually with the existing settlement		N	SNH - Some boundary features which should be retained and enhanced if allocated. However, majority of development at present is to north-east of B7076. Built form to south of the road is sparse and development here would change overall character of the B7076 and the village itself.				X	Development would change overall character of the village itself.	X
Are there any locally attractive views that will be impacted by development of the site		N					O		O
<b>PLANNING OVERVIEW</b>	Mature trees on southern boundary should be retained and allow sufficient set back from trees to ensure their long-term retention.								
<b>SEA OVERVIEW</b>	Negative SEA impact as development would change overall character of the B7076 and the village itself.						<b>SEA SCORE: X</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Outwith settlement boundary, but adjacent to it

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		N	Landowners unknown and development intentions					
Are there any known restrictive covenants or ransom strips		?						
Can the site be delivered within the LDP timeframe		N	Landowners unknown and no known development intentions					
<b>OVERALL PLANNING COMMENT</b>	Development of this site would require further investigation in relation to potential archaeology and landscape mitigation. The site cannot be considered unless further information is provided to demonstrate that that any adverse impact on archaeology and the landscape impact can be overcome with appropriate mitigation. Adverse landscape impact as development would change overall character of the B7076 and the village itself. Landowner unknown and no known development intentions. Recommended not to include site in Proposed Plan.							
<b>OVERALL SEA COMMENT</b>	Negative SEA impacts in terms of Soils as would involve the loss of prime quality agricultural, negative SEA impact in terms of Material Assets as would involve the loss of greenfield land and Negative SEA impact in terms of Landscape as development would change overall character of the B7076 and the village itself. Potential adverse impact on cultural heritage issues subject to archaeology evaluation and appropriate mitigation which would require further investigation. Appropriate mitigation will need to be considered in relation to the setting of listed buildings in the vicinity. Positive SEA impact in terms of Population and Health as proximity to existing community facilities and school.							

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.B+I202	<b>Source of site suggestion:</b> Landowner in response to MIR consultation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Pennersaugh Farm			
<b>Settlement:</b> Ecclefechan	<b>Current use:</b> Agricultural land and farm buildings	<b>Existing LDP allocations/ designations:</b> n/a. Outwith settlement boundary	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 27.7	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

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

### Scoring Guidance

<b>Impact</b>	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	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								
Comments: No comments.									
Are there any known invasive species within the site		N			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, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
<b>PLANNING OVERVIEW</b>	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. SNH have advised that Masterplan needs to address how the development will integrate with existing settlement								
<b>SEA OVERVIEW</b>	No designations affecting site						<b>SEA SCORE:0</b>		

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			0		0				
		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: National Cycle Route 74 on road – B7076							
		Core path									
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			0		0				
<b>PLANNING OVERVIEW</b>	Site disconnected from Ecclefechan and located some 2km south of village and distant from community facilities. Located on existing bus route. Any proposal should										



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	include consideration of sustainable travel links with Ecclefechan with emphasis on pedestrians and cyclists Negative SEA impact as site disconnected from Ecclefechan and distant from community facilities.						<b>SEA SCORE: X</b>
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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)	3.2/4.2		X	Western part of the site is prime agricultural land. site currently in agricultural production	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	At points the site steeply slopes from the A74 (M) at height and the topography is undulating.				This may have implications for development viability	
Are there any contaminated soils issues on the site		Y	Former use agricultural. May be locations around farm buildings such as tanks which would require investigation.					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Alluvial, brown and part mineral gleys soils			0		0
<b>PLANNING OVERVIEW</b>	Western part of the site is prime agricultural land. The sloping nature of the site and undulating topography may have implications for development viability.							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve in part loss of prime agricultural land.						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Small watercourses which rise and sink within the site	C	O			O
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	SEPA - No flood risk apparent	C	O		Drainage impact assessment required.	O
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	SEPA - Site is currently an operational farm where there has been a history of pollution and discharges into the nearby tributary of the Mein Water - direct connections present in the form of drains? Site would require private drainage system but potential receiving watercourse, Mein Water (WB ID 10643) is currently at Poor status in relation to fish passage and Moderate status for nutrients therefore may impact on required effluent standards.	C	X			X
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	There is no sewer network nearby.	C	X		Remote from public sewerage infrastructure or are in areas where the remaining capacity in the sewerage network may be limited. In addition the alternative approach, namely, servicing the site with private	X

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
						drainage infrastructure could be limited as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Water Treatment Works		0		0	
<b>PLANNING OVERVIEW</b>	There is no sewer networks nearby. Site would require private drainage system but potential receiving watercourse, Mein Water is currently at Poor status in relation to fish passage and Moderate status for nutrients therefore may impact on required effluent standards. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Water Treatment Works. Drainage impact assessment required.							
<b>SEA OVERVIEW</b>	Negative SEA impact on Water as site remote from public sewerage infrastructure and servicing the site with private drainage infrastructure could be limited as the watercourses in the vicinity of the site are already at in water quality terms at moderate/poor status. The watercourse will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).						<b>SEA SCORE: X</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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	In the main surrounded by agricultural land. North – Burnfoot Hall, nursing home. South – A74(M) at height above the site		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)		?	The site is promoted by the landowner for a Business Park and Services associated with the A74 (M)		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application.							
<b>SEA OVERVIEW</b>	Questionable SEA impact in terms of air quality. Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application.						<b>SEA SCORE: ?</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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MATERIAL ASSETS																
Is the site.....		Brownfield	N	Comment: Development would involve a greenfield site												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			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		Y	Pennersaughs Farm House and associated buildings occupy a central position on the site and should be retained.				0		0							
Does the site have existing and potential mineral extraction		N					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							
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					0		0							
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: Low voltage electricity lines cross the site at the southern end.														
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
<b>PLANNING OVERVIEW</b>	Pennersaughs Farm House and associated buildings occupy a central position on the site and should be retained.															
<b>SEA OVERVIEW</b>	Negative SEA impact as development of site would involve loss of greenfield site.							<b>SEA SCORE: X</b>								

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 (27.7 ha) includes the site formally considered under ECC.B&I201. This site fronts onto the B7076 to the west of Pennersaughs Cottage and a private lane served by the B7076 to the west of the cottage. Given the proximity to Ecclefechan, any proposal should include consideration of sustainable travel links with Ecclefechan with emphasis on pedestrians and cyclists. Given the scale of this site, it would be appropriate that there be 2 points of access however scope may be limited at the eastern end of the site where there appears not to be direct frontage onto the B7076. It would be appropriate that a Transport Assessment be included as part of any proposal. 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.								
<b>PLANNING OVERVIEW</b>	Given the scale of this site, it would be appropriate that there be two points of access however scope may be limited at the eastern end of the site where there appears not to be direct frontage onto the B7076. It would be appropriate that a Transport Assessment be included as part of any proposal. The site cannot be considered further unless information is provided to demonstrate road access is achievable to appropriate standards.									

Site assessment 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.)			North and west aspect due to sloping nature of terrain					
Can the site make best use of solar gain		N			X		O	
Is the site protected from prevailing winds		Y			O		O	
<b>PLANNING OVERVIEW</b>	Limited scope to make best use of solar gain due to aspect.							
<b>SEA OVERVIEW</b>	No adverse impact on climatic factors						<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	Y	Comment: Archaeology - Prehistoric settlement adjacent MDG7480 so evaluation will be required. Setting issues in respect of Scheduled Monuments at Birrens, Roman fort, camps and henge; Pennersaughs graveyard; Rickerby House and Non-Inventory Designed Landscape. Historic Built Environment - Listed buildings: Cat C Listed Pennersaughs farmhouse in prominent position above the road; Category B Listed Pennersaughs Old Churchyard; Category C Listed Burnfoot Lodge alongside entrance to policies of Category B Listed Burnfoot Hall (formerly Rickerby House) and Category C Listed stables set in Non-Inventory Designed Landscape with Category C Listed Burnfoot Bridge within policies. Category B Listed Buildings to northwest – farmhouse and steadings at Graham's Hall, Fairy Knowe; Castle Bank farmhouse; also Category B Listed Mein Bridge to west although separated from site by M74; and to northeast Category B Listed Castlebank farm and Category C Listed Broadlea farmhouse. As stated in the Archaeology comments, there are a number of setting and historic character issues which would need to be overcome in the design and layout and type of development.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	Y				
		Archaeological site	Y						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			O		O		
<b>PLANNING OVERVIEW</b>	Archaeological evaluation and appropriate mitigation will be required given proximity of archaeology site and potential impact on the setting of scheduled monuments, listed buildings and Non-Inventory Designed Landscape. There are issues of setting and historic character which would need to be overcome in the design, layout and type of development. Further information is required to demonstrate that appropriate mitigation can be achieved and is sufficient.								
<b>SEA OVERVIEW</b>	Significant adverse SEA impact in terms of cultural heritage proximity of scheduled ancient monument, archaeological sites, listed buildings and Non-Inventory Designed Landscape and impact on their setting. Further information is required to demonstrate that appropriate mitigation can be achieved and is sufficient.						<b>SEA SCORE: XX</b>		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Site is set within an open agricultural landscape with numerous dispersed farms/dwellings and historic sites. It is separated from Ecclefechan by the motorway embankment. Western area is narrow and influenced by the M74. Eastern area has a weak boundary (low dyke and fence), is highly visible from east and north but			
		Wild Land	N	TPOs	N				

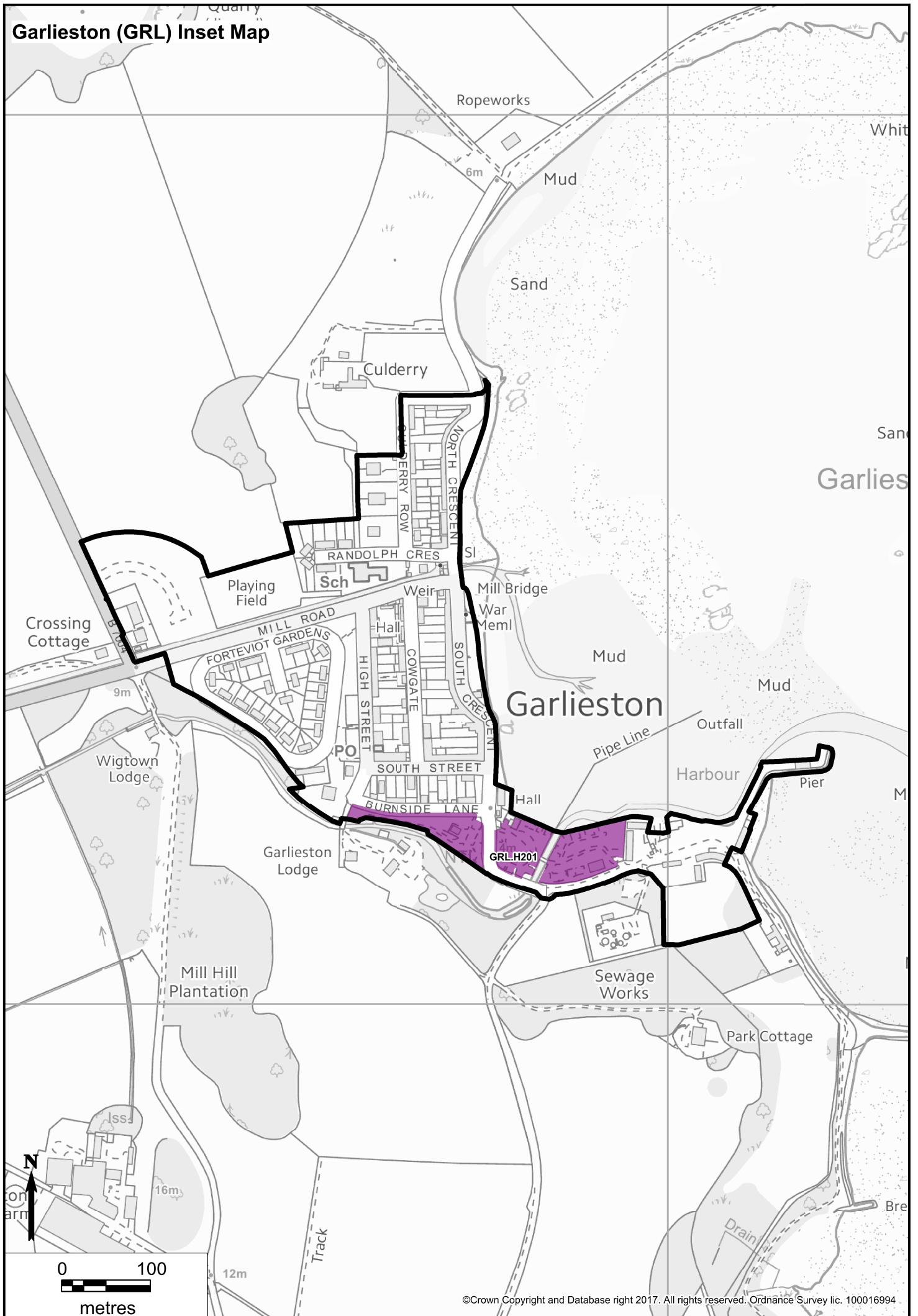
Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						screened from west and M74 by landform. Western area would need significant woodland screening to reduce visibility from motorway and wider landscape. Reinforcing the eastern boundary with tree/hedgerow planting could assist in mitigation but development of the eastern area is still likely to have a significant impact on local landscape character.			
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	Eastern area has a weak boundary (low dyke and fence), is highly visible from east and north but screened from west and M74 by landform. Development of the eastern area is still likely to have a significant impact on local landscape character. Western area would need significant woodland screening to reduce visibility from motorway and wider landscape.		XX	Significant landscape impact concerns to east part of site which is prominent and exposed. Further information is required to demonstrate that appropriate landscape mitigation can be achieved and is sufficient.	XX		
Will development of the site be well integrated visually with the existing settlement		N	SNH - Flat site, exposed to adjacent A74(M) and B7076. While site is for business and industrial use and therefore perhaps less noise sensitive than housing, appropriate treatment of boundaries for both site and road users will be required.		X	Further information is required to demonstrate that appropriate landscape mitigation can be achieved and is sufficient.	X		
Are there any locally attractive views that will be impacted by development of the site		Y							
<b>PLANNING OVERVIEW</b>	Significant landscape impact concerns to east part of site which is prominent and exposed. Further information is required to demonstrate that appropriate landscape mitigation can be achieved and is sufficient. A comprehensive landscape scheme and significant woodland screening would be required to reduce visibility from motorway and wider landscape.								
<b>SEA OVERVIEW</b>	Significant negative SEA impact in terms of landscape. Significant landscape impact concerns to east part of site which is prominent and exposed. Further information is required to demonstrate that appropriate landscape mitigation can be achieved and is sufficient.						<b>SEA SCORE: XX</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	
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	?	
<b>OVERALL PLANNING COMMENT</b>	Economic Development advise that this site is well placed as it is located on the M74 Corridor, a priority investment location for our region's economic development. Significant impact in terms of cultural heritage and landscape as proximity of scheduled ancient monument, archaeological sites, listed buildings and Non-Inventory Designed Landscape and impact on their setting. Significant landscape impact concerns to east part of site which is prominent and exposed. Roads have advised that given the scale of the site it would be appropriate that there are two points of access, however scope may be limited at the eastern end of the site where there appears not to be direct frontage onto the B7076. The site cannot be considered unless further information is provided to demonstrate that road access can be satisfactorily achieved to appropriate standards, landscape mitigation is sufficient and that there would be no adverse impact on the setting of scheduled monuments and listed buildings in the vicinity. Recommended not to include site in Proposed Plan.	
<b>OVERALL SEA COMMENT</b>	Significant negative SEA impact in term so cultural heritage and landscape as proximity of scheduled ancient monument, archaeological sites, listed buildings and Non-Inventory Designed Landscape and impact on their setting. Further information is required to demonstrate that appropriate mitigation can be	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			<p>achieved and is sufficient. Significant landscape impact concerns to east part of site which is prominent and exposed. Further information is required to demonstrate that appropriate landscape mitigation can be achieved and is sufficient. Negative SEA impact in terms of population and health as remote and not connected to Ecclefechan, Negative SEA impact in terms of Soils as involves prime agricultural land (in part) and Material Assets as development would involve greenfield land. Negative SEA impact in terms of Water as site remote from public sewerage infrastructure and servicing the site with private drainage infrastructure could be limited as the watercourses in the vicinity of the site are already at in water quality terms at moderate/poor status. Questionable SEA impact in terms of air quality. Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application.</p>					

# Garlieston (GRL) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> GRL.H201	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 11/P/1/0266	
<b>Site name:</b> Garlieston Caravan Park			
<b>Settlement:</b> Garlieston	<b>Current use:</b> Caravan Park	<b>Existing LDP allocations/ designations:</b> n/a	
<b>OS Grid Reference (Easting, Northing):</b> 247825, 546184			
<b>Site Size (ha):</b> 1.2	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	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								
Are there any known invasive species within the site	N			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	N			SV & GIS	0			
<b>PLANNING OVERVIEW</b>	There are no biodiversity concerns affecting this site.							
<b>SEA OVERVIEW</b>	There are no SEA concerns						<b>SEA SCORE: 0</b>	

### 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	0			SV	0		0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	5-10	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Garlieston				Douglas Ewart High				
	Capacity:		51				285				
	Distance:		0-1				10-20				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
<b>PLANNING OVERVIEW</b>	It is located relatively close to some local services. The redevelopment of the site would result in the loss of tourism accommodation which attracts visitors to the area.										
<b>SEA OVERVIEW</b>	The site is located close to some local services and development would support local facilities and services resulting in positive SEA.						<b>SEA SCORE: +</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 (The James Hutton Institute)	N/A	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	The site includes the former railway goods yard and railway line.		C	x	These areas would require investigation.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	There are no soil concerns affecting this site.							
<b>SEA OVERVIEW</b>	There are no SEA concerns.						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in SEPA coastal and fluvial flood map. SEPA acknowledge it as a developed site but would raise serious concerns about new development in this area given potential for access and egress issues.		C	X	Flood risk assessment 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 split into 3 sections so further development may be required.		SV	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Garlieston WwTW has sufficient capacity.		C	0	Please note there is a existing Rising main nearby. 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. 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 supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly	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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						recommended.			
<b>PLANNING OVERVIEW</b>	Site is within SEPA flood areas and a flood risk assessment is required. SEPA have raised series concerns with potential development of this area. Due to the site being in 3 sectors split by a watercourse and road, further development may be required.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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 not present in the region.	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential, Galloway House Gardens Inventory, Coastal area.	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		SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site.								
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>		

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

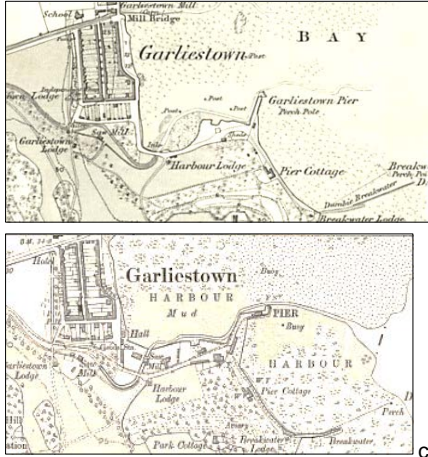
Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons   N	Bord Gais Eirann pipeline   N	Shell oil pipeline   N	Transco pipeline   N		
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	
<b>PLANNING OVERVIEW</b>	Site is currently used as a caravan park site.							
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>	

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 residential development (1.32 ha) is in 3 parts; (1) a narrow area to the west of U73w South Crescent public road bounded by the private and unadopted Burnside Lane and the Pouton Burn, (2) an area lying between South Crescent and the foreshore to the northwest of Pouton Burn and (3) an area lying between South Crescent and the foreshore to the southeast of Pouton Burn. A private bridge over Pouton Burn connects areas (2) and (3) internally which operate as a caravan park. Area (1) lends itself to frontage development either from South Crescent of the private Burnside Lane which has potential to be upgraded to an adoptable standard. Areas (2) and (3) have potential to be accessed via adoptable accesses from South Crescent. It should be noted that the existing private bridge over Pouton Burn would require to be assessed structurally before any decision reached about its suitability or removal. 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						
<b>PLANNING OVERVIEW</b>	It is highlighted that there is potential for access into Area 1 for frontage developments. Areas 2 and 3 can be accessed via South Crescent.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site		SV	0		0
Can the site make best use of solar gain		Y	Flat site has potential for solar gain		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		Y	Site has limited protection for prevailing winds		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	Positive SEA impacts can be gained through solar gain and substantial construction techniques.						<b>SEA SCORE: +</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building   N	Scheduled Monuments   N	Comment: Galloway House Gardens Inventory				
		Conservation Area   Y	Inventory of Historic Battlefield   N					

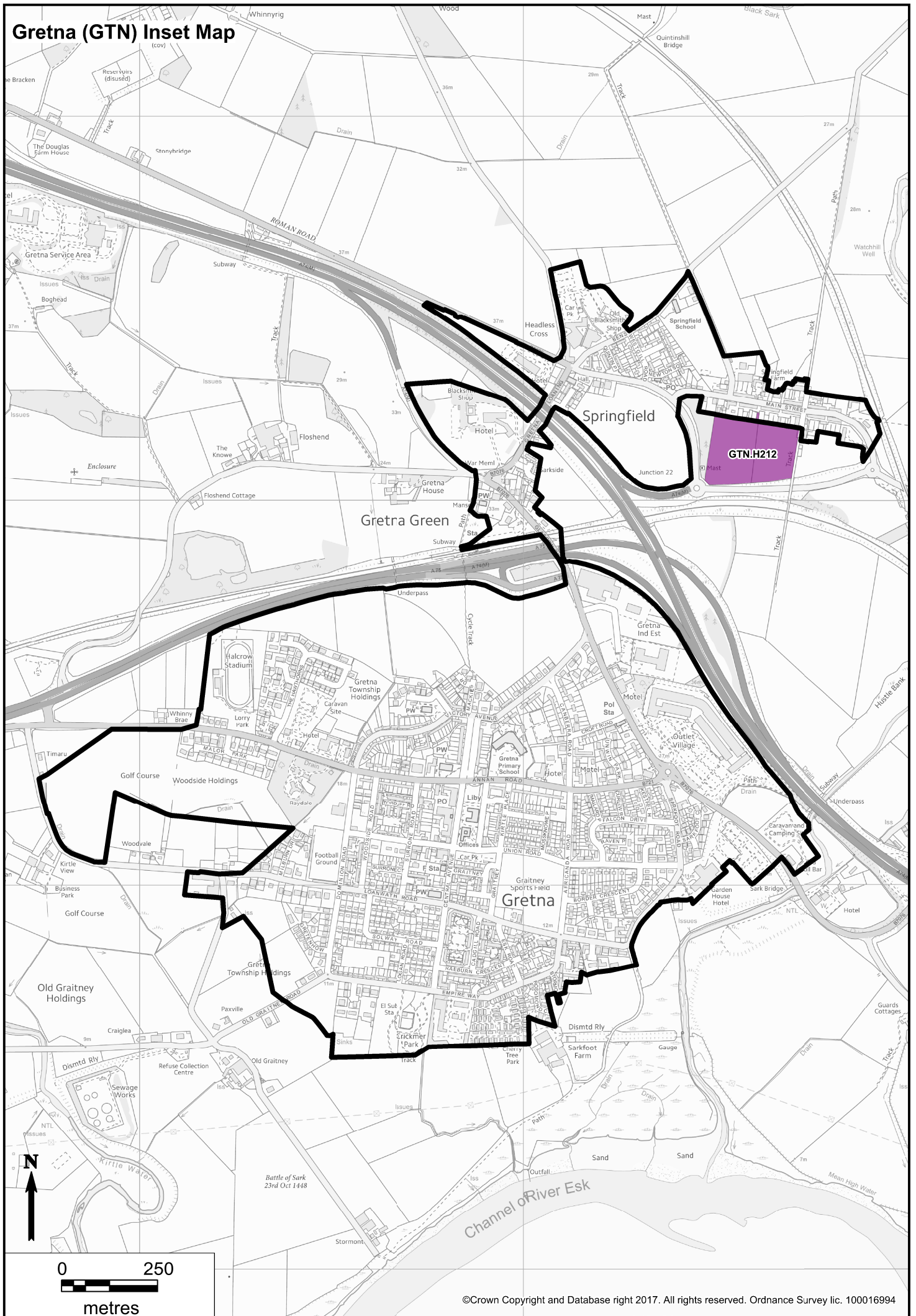
Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
		N	World Heritage Site Archaeological site Inventory & Non-Inventory Garden or Designed Landscape	Y		<p>Archaeology - Elements of former railway line and goods yard within western portion of the site (MDG23776), evaluation may be required. Potential impact on setting of planned village and on setting of Inventory Designed Landscape of Garlieston House.</p> <p>Historic Built Environment - A large part of the site lies within Garlieston Conservation Area. The pattern of development of Garlieston is a mid-18<sup>th</sup> century planned 'Georgian port town' village with a tight structure of 4 more or less parallel streets and up to 2 storey terraced buildings. The caravan site lies between the village and the harbour area on land reclaimed from the sea in the 19<sup>th</sup> century after a breakwater was built to improve the natural harbour. New flats lie on the former granary site and contrast starkly in character from the original town architecture and 19<sup>th</sup> century Category B Listed harbour and buildings on the harbour area. (below: extracts from OS maps from National Library of Scotland maps website)</p>  <p>c1850</p> <p>c1907</p> <p>There are other historic features nearby as referred to in the landscape and archaeology sections and there is an imperative to protect the historic character of the village in any development rather than seek to create new character.</p>			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
<b>PLANNING OVERVIEW</b>	A large part of the site lies in the Garlieston Conservation Area and development may have an impact on the planned village. A former railway line and goods yard noted by archaeologist and may require evaluation.								
<b>SEA OVERVIEW</b>	Development is likely to impact on the character of the Conservation Area and therefore would have a negative SEA impact						<b>SEA SCORE: X</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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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment: RSA – Machars Coast	
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 narrow site is visually enclosed by housing to the north and established trees on the southern boundary adjacent to the burn – these are an attractive and prominent local landscape feature. Development would be highly visible and result in a loss of greenspace.		C	X		X
Will development of the site be well integrated visually with the existing settlement		N	The boundary wall provides a strong defining edge to the village. Development would detract from this and lead to a loss of waterside trees.		SV	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	The eastern section lies adjacent to the harbour and is highly visible from the waterfront, across the bay and from the access road.		C	X	Development along waterfront should respect place, characteristics and long-term resilience of site.	0
<b>PLANNING OVERVIEW</b>	The development of the site would result in a loss of attractive features which are important and prominent for the settlement.							
<b>SEA OVERVIEW</b>	Development would impact the landscape and setting of the settlement and conservation area which would have a negative SEA impact.						<b>SEA SCORE: X</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is within settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site was submitted through the MIR process.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are numerous issues with the site which are considered unlikely to result in the delivery of the development within the timeframe.
<b>OVERALL PLANNING COMMENT</b>	This site is located within the Garlieston settlement boundary and partially within the Garlieston Conservation Area. The site is currently operating as a Caravan Park and attracts numerous visitors to the area. Redevelopment of this site would have a substantial impact on the area and would affect the settlements sense of place. It would result in the loss of a tourist facility which occupies a scenic position characterised by its coastal location and numerous on site trees. Although SEPA acknowledge that the site is developed and stated Flood Risk Assessment is required they do have serious concerns about new development on this site. Given the above concerns it is recommended the site is not allocated within the plan.	
<b>OVERALL SEA COMMENT</b>	There are minor negative and positive SEA issues. Negative: although SEPA have stated that they acknowledge the site as developed and a flood risk assessment is required to negate the sites potential flood risk they would raise serious concerns about new development in this area. The site would result in the loss of tourist accommodation. Development is likely to have an impact on the historic built environment and landscape setting. Positive: The site is within walking distance of some services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

# Gretna (GTN) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> GTN.H212	<b>Source of site suggestion:</b> Landowner in response to MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> land south of Lyndhurst, Main Street, Springfield			
<b>Settlement:</b> Gretna Border	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> n/a	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 3.59	<b>Proposed use:</b> Housing	<b>HMA:</b> Annan	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	+/x	x	x	0	x	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
<b>Score Symbol</b>	++	+	0	?	+/x	x	xx

### Legends

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



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No comments								
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		Y						
<b>PLANNING OVERVIEW</b>	No impact on biodiversity designations							
<b>SEA OVERVIEW</b>	No impact on biodiversity designations						<b>SEA SCORE: 0</b>	

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		GIS	O			O			
		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: Core path 323 – Springfield to Gretna. Also heritage trail							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1-5	Hospitalities	1	Local shops (convenience)	1	Bus stop	O.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Springfield				Annan				
	Capacity:		31				331				
	Distance:		1				10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
<b>PLANNING OVERVIEW</b>	Not within reasonable walking distance of the majority of community facilities, less likely to encourage active travel Proximity to Gretna Station and could encourage active travel and use of sustainable transport.										
<b>SEA OVERVIEW</b>	Positive and negative SEA impact. Not within reasonable walking distance of the majority of community facilities, less likely to encourage active travel. Proximity to Gretna Station which could encourage active travel and use of sustainable transport.						<b>SEA SCORE: X/+</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		Y	Soil classification (The James Hutton Institute)	3.2		X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat site			O		O
Are there any contaminated soils issues on the site		N	Previous use agricultural. No known issues.			O		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Mineral gleys			O		O
<b>PLANNING OVERVIEW</b>	Would involve loss of prime agricultural land							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve the loss of prime agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No evidence of watercourses or boggy areas	SV		O		O
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 comments No flood risk apparent			O		O
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				O		O
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Gretna Waste Water Treatment Works has sufficient capacity.				SEPA - Springfield sewerage network is pumped to Gretna Sewage Treatment Works. The network and Sewage Pumping Station would need to be sized to accommodate any proposed development and increase in Person Equivalent. There have been historic issues with fats and grease on the network resulting in chokes and sewage discharging to a nearby small watercourse via an unauthorised Combined Sewer Overflow.  Further investigation such as a Drainage Impact	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Assessment (DIA) 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	Black Esk Water Treatment Works has sufficient capacity.		X	Water network issues in the Gretna area, discussions are on-going between Scottish Water , Dumfries and Galloway Council and Scottish Government regarding the situation and potential solution.	X		
<b>PLANNING OVERVIEW</b>	Springfield sewerage network is pumped to Gretna Sewage Treatment Works. The network and Sewage Pumping Station would need to be sized to accommodate any proposed development and increase in Person Equivalent. 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. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended.								
<b>SEA OVERVIEW</b>	No known flood risk. Water network issues in the Gretna area, discussions are on-going between Scottish Water , Dumfries and Galloway Council and Scottish Government regarding the situation and potential solution.						<b>SEA SCORE: X</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		0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – housing. East – track bounded by hedge & core path and agricultural land beyond. South – tree boundary and embankment to C141a. West – tree boundary and B7076.		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			0		0		
<b>PLANNING OVERVIEW</b>	No adverse impact on air quality								
<b>SEA OVERVIEW</b>	No adverse impact on air quality						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield	N	Comment:					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N			0		0	
Does the site have existing and potential mineral extraction		N			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	
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			0		0	
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Bord Gais Eirann pipeline N		Shell oil pipeline N		Transco pipeline N		N
		Comment: No known service constraints						
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
<b>PLANNING OVERVIEW</b>	No known servicing constraints							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve loss of greenfield land						<b>SEA SCORE: X</b>	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		<p>Transport Scotland have recommended that access is taken from the local road to the south of the site. Access isn't recommended from the roundabout which connects to the A74(M) trunk road.</p> <p>This site lies behind and to the south of existing development on Main St, Springfield. There may be scope to provide links to the Main St however, these appear to be over 3rd party land outwith this identified site and it is unclear if there is any potential for a desirable vehicular link to the Main St. Access to this site may be formed onto the C141a to the south however, whilst this road does have street lighting and is kerbed, it lacks footways, is outwith the settlement, is rural in nature and the National speed limit (60mph) applies. As the site frontage onto the C141a progresses eastwards, the site level rises presenting more of an engineering challenge. Without clarity regarding access, there are reservations regarding development of this site. Should you deem to include this site then a masterplan should be developed for this site and consideration given to possible links to the adjacent site GTN.H208. 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.</p>							
<b>PLANNING OVERVIEW</b>	There may be scope to provide links to the Main St however, these appear to be over third party land outwith this identified site and it is unclear if there is any potential for a desirable vehicular link to the Main St. Access to this site may be formed onto the C141a to the south however, whilst this road does have street lighting and is kerbed, it lacks footways, is outwith the settlement, is rural in nature and the National speed limit (60mph) applies. As the site frontage onto the C141a progresses eastwards, the site level rises presenting more of an engineering challenge. The site cannot be considered unless further information is provided to demonstrate that road access can be satisfactorily achieved to appropriate standards.								

Site assessment 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.)		South		SV	O		O		
Can the site make best use of solar gain		Y		SV	O		O		
Is the site protected from prevailing winds		N	Exposed to south west and prevailing wind	SV	X	May require greater energy use for heating increasing carbon emissions	O		
<b>PLANNING OVERVIEW</b>	Exposed to prevailing wind, may require greater energy use for heating increasing carbon emissions								
<b>SEA OVERVIEW</b>	Exposed to prevailing wind, may require greater energy use for heating increasing carbon emissions						<b>SEA SCORE: 0</b>		

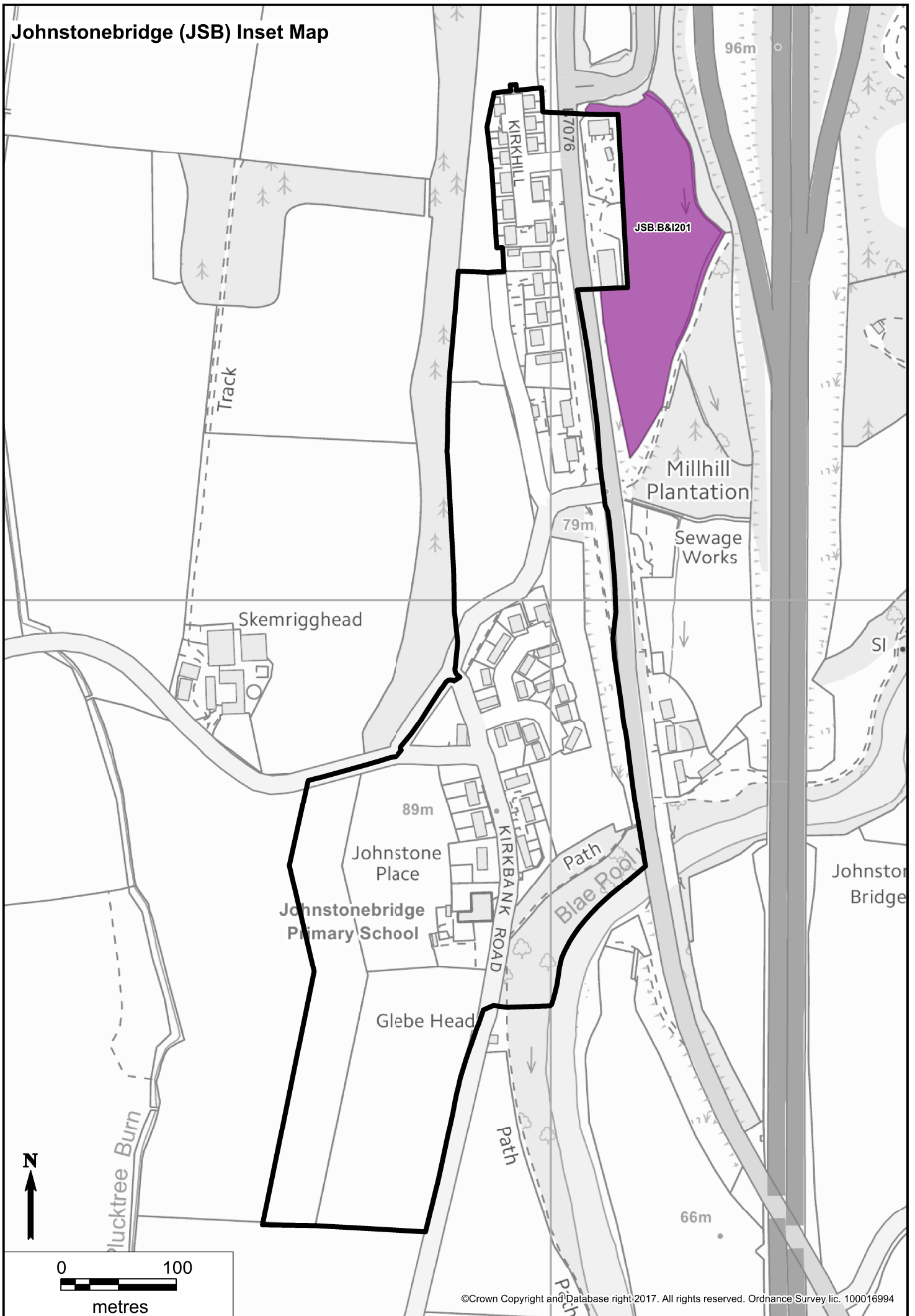
CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Archaeology - Potential route of Roman road MDG8690 through northern part of the site, evaluation will be required. Historic Built Environment - No conservation area and no Listed Buildings which are likely to be affected. Springfield village was designed by Sir William Maxwell of Springkell in 1791, when he divided up one of his farms into smallholdings – it is a planned village; the original linear form is distinctive with single storey terraces either side of the road with occasional 2 storey buildings among them; development should reinforce this. The new housing to the west should not be used as the basis for a layout. Existing mature vegetation adds character to the village.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N				
		Archaeological site	Y						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L					Housing development and design should reflect Springfield village a planned village			
<b>PLANNING OVERVIEW</b>	Archaeological mitigation measures require to be implemented due to course of Roman Road running through site.								
<b>SEA OVERVIEW</b>	Impact on Cultural Heritage and archaeological feature (Roman Road) would require to be mitigated subject to archaeological evaluation.						<b>SEA SCORE: 0</b>		

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Site is slightly elevated above dwellings to south of Main St and potential development should be set back from this boundary to avoid it dominating existing rear gardens. Tree planting to the west helps separate the site from an elevated road and provides screening from the nearby motorway. Clearing this area to provide access would significantly alter the enclosed character of this site, would increase the impact of traffic noise and would detract from the sense of place.		
		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	Trees and hedge on eastern boundary should be retained			O	Existing trees and hedgerows should be reinforced with additional planting.	o

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will development of the site be well integrated visually with the existing settlement		N	Site is slightly elevated above dwellings to south of Main St and potential development should be set back from this boundary to avoid it dominating existing rear gardens.		X	Potential access from the west and clearing of the trees would significantly alter the enclosed character of this site, would increase the impact of traffic noise and would detract from the sense of place.	X		
Are there any locally attractive views that will be impacted by development of the site		N							
<b>PLANNING OVERVIEW</b>	For landscape reasons the site should not be allocated for housing								
<b>SEA OVERVIEW</b>	Negative SEA impact in terms of landscape as development would significantly alter the enclosed character of this site, would increase the impact of traffic noise and would detract from the sense of place.						<b>SEA SCORE: X</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	Y	In order to achieve satisfactory access it would appear to be over third party land outwith the identified site which would need to be clarified.
Can the site be delivered within the LDP timeframe	?	
<b>OVERALL PLANNING COMMENT</b>	<p>The main issue for this site involves securing adequate access. There may be scope to provide links to the Main St however, these appear to be over third party land outwith this identified site and it is unclear if there is any potential for a desirable vehicular link to the Main St. Access to this site may be formed onto the C141a to the south however, whilst this road does have street lighting and is kerbed, it lacks footways, is outwith the settlement, is rural in nature and the National speed limit (60mph) applies. As the site frontage onto the C141a progresses eastwards, the site level rises presenting more of an engineering challenge. The site cannot be considered unless further information is provided to demonstrate that road access can be satisfactorily achieved to appropriate standards. The landowner would require to demonstrate that adequate road access can be achieved to the site.</p> <p>The site also involves the development of greenfield land and prime agricultural land. The site would also involve potential impact on the cultural heritage as archaeological issues require evaluation and appropriate mitigation to be carried out (Roman road passes through northern part of the site).</p> <p>A number of other sites are included in Gretna Border for development that are considered to meet the identified housing strategy. Recommended not to include site in Proposed Plan.</p>	
<b>OVERALL SEA COMMENT</b>	<p>Negative SEA impact in terms of Soils as would involve prime agricultural land, material assets as greenfield site and adverse impact on landscape. Negative SEA impact in terms of landscape as development would significantly alter the enclosed character of this site, would increase the impact of traffic noise and would detract from the sense of place. Negative SEA impact in terms of Population and Health as distant from the majority of community facilities, but also positive as offset by proximity to Gretna Station and could encourage active travel and use of sustainable transport. Negative SEA impact in terms of Water as water network issues in the Gretna area. Discussions are on-going between Scottish Water , Dumfries and Galloway Council and Scottish Government regarding the situation and potential solution. Impact on Cultural Heritage and archaeological feature (Roman Road) would require appropriate mitigation and an archaeological evaluation.</p>	

# Johnstonebridge (JSB) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> JSB.B+I201	<b>Source of site suggestion:</b> Landowner at MIR stage	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land between A74(M) and former petrol garage/B7076			
<b>Settlement:</b> Johnstonebridge	<b>Current use:</b> Agricultural land - grazing		
<b>OS Grid Reference (Easting, Northing):</b>		<b>Existing LDP allocations/ designations:</b> n/a <b>Outwith settlement boundary</b>	
<b>Site Size (ha):</b> 1.79	<b>Proposed use:</b> Business & Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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



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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Small area of ancient/long established woodland adjacent to site, which should be protected in any development.				
Are there any known invasive species within the site	N				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				X	Small area of ancient/long established woodland adjacent to site, which should be protected in any development.	0	
<b>PLANNING OVERVIEW</b>	Small area of ancient/long established woodland adjacent to site, which should be protected in any development.							
<b>SEA OVERVIEW</b>	Small area of ancient/long established woodland adjacent to site, which should be protected in any development. Subject to appropriate safeguarding and mitigation development should not impact on ancient woodland.						<b>SEA SCORE:0</b>	

### 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	Evidence that it is used for informal recreation and walking		0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: Style and evidence of informal paths crossing site							
		Core path	N	On road national cycle route 74							
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	<1	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				Lockerbie					
	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			0		0				
<b>PLANNING OVERVIEW</b>	The site is well located for recreation, schools and community facilities and public transport.										
<b>SEA OVERVIEW</b>	Positive SEA impact in terms of Population & Health as proximity to community facilities and bus stop. Scope to encourage active travel and use sustainable transport.						<b>SEA SCORE: +</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 (The James Hutton Institute)	4.1		0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0	Undulating slope which slopes eastwards down the watercourse.	0
Are there any contaminated soils issues on the site		N	No known former contaminative use.			0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Calcareous soils			0		0
<b>PLANNING OVERVIEW</b>	No impact on soils							
<b>SEA OVERVIEW</b>	No impact on soils							<b>SEA SCORE: 0</b>

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Small watercourse along eastern boundary			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	Records suggest the presence of a culvert/drainage system within this site. Site appears in SEPA pluvial floodmap. A minor watercourse flows along the site boundary which could represent a potential flood risk. Historical records of river flooding in this area.			X	Drainage Impact Assessment required in conjunction with culvert investigation. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be 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)		N				0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works			?	SEPA - Remote from public sewerage infrastructure or in areas where the remaining capacity in the sewerage network may be limited. In addition the alternative approach, namely, servicing the site with private drainage infrastructure could be limited as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In	?

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						<p>these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).</p> <p>Site would need to connect to public sewerage system. No scope for private system.</p> <p>Combined sewer running through site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity.		0	Please note there is a Combined sewer running through site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0		
<b>PLANNING OVERVIEW</b>	Site appears in SEPA pluvial floodmap. A minor watercourse flows along the site boundary which could represent a potential flood risk. Historical records of river flooding in this area. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. Drainage Impact Assessment required in conjunction with culvert investigation. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works. Site would need to connect to public sewerage system. No scope for private system.								
<b>SEA OVERVIEW</b>	Subject to a Flood Risk Assessment and Drainage Impact Assessment in conjunction with culvert investigation there should be no impact on the water environment.						<b>SEA SCORE: 0</b>		

<b>AIR QUALITY</b>								
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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North - U330a that links the B7076 with the motorway. East – watercourse & woodland embankment & A74 (M), South – watercourse and woodland (ancient woodland) West – B7076 All Purpose Road, workshop and parking area (former service station) and former petrol filling station now disused.		0	Potential noise from the A74 (M) which would not necessarily be incompatible with potential business & industry use. Noise assessment may be required.	0	
Does the development of the site introduce a new potentially significant air emission to		?	Site allocated for Business and Industry and dependent on the type of development and processes involved may		?	This would require to be considered and any mitigation measures considered as part of the determination of any	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)			introduce significant air emissions			planning application.			
<b>PLANNING OVERVIEW</b>	Potential site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be addressed and any mitigation measures considered as part of the determination of any planning application. Noise assessment may be required given location adjacent to A74 (M).								
<b>SEA OVERVIEW</b>	Potential site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>		

<b>MATERIAL ASSETS</b>																
Is the site.....		Brownfield		Comment: Greenfield site in grazing												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict 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							0							
Does the site have existing and potential mineral extraction		N							0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							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							0							
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
	Comment: No known servicing constraints identified above. Scottish Water have advised that there is combined sewer running through 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
<b>PLANNING OVERVIEW</b>	No known servicing constraints identified above. Scottish Water have advised that there is combined sewer running through site.															
<b>SEA OVERVIEW</b>	Negative SEA impact in terms of Material Assets as involves the loss of greenfield land.											<b>SEA SCORE: X</b>				

<b>ROADS/ACCESS</b>	
Are there any vehicular access constraints	This site can take access from the B7076 APR. However, there is an existing access which serves business units and there may be an opportunity

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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			to provide a link using this access. Not in favour of access off the U330a that links the B7076 with the motorway. The site is very steep in parts and will require significant engineering works to develop the land. 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. B7076 – Timber Transport Route					
<b>PLANNING OVERVIEW</b>	Access can be taken from the B7076 All Purpose Road. There is an existing access which serves business units and there may be an opportunity to provide a link using this access.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South						
Can the site make best use of solar gain		N	Low lying and surrounded by woodland.			X		X
Is the site protected from prevailing winds		Y	Low lying and surrounded by woodland.			O		O
<b>PLANNING OVERVIEW</b>	Solar gain would be limited as site low lying and surrounded by woodland.							
<b>SEA OVERVIEW</b>	Solar gain would be limited as site low lying and surrounded by woodland.						<b>SEA SCORE: X</b>	

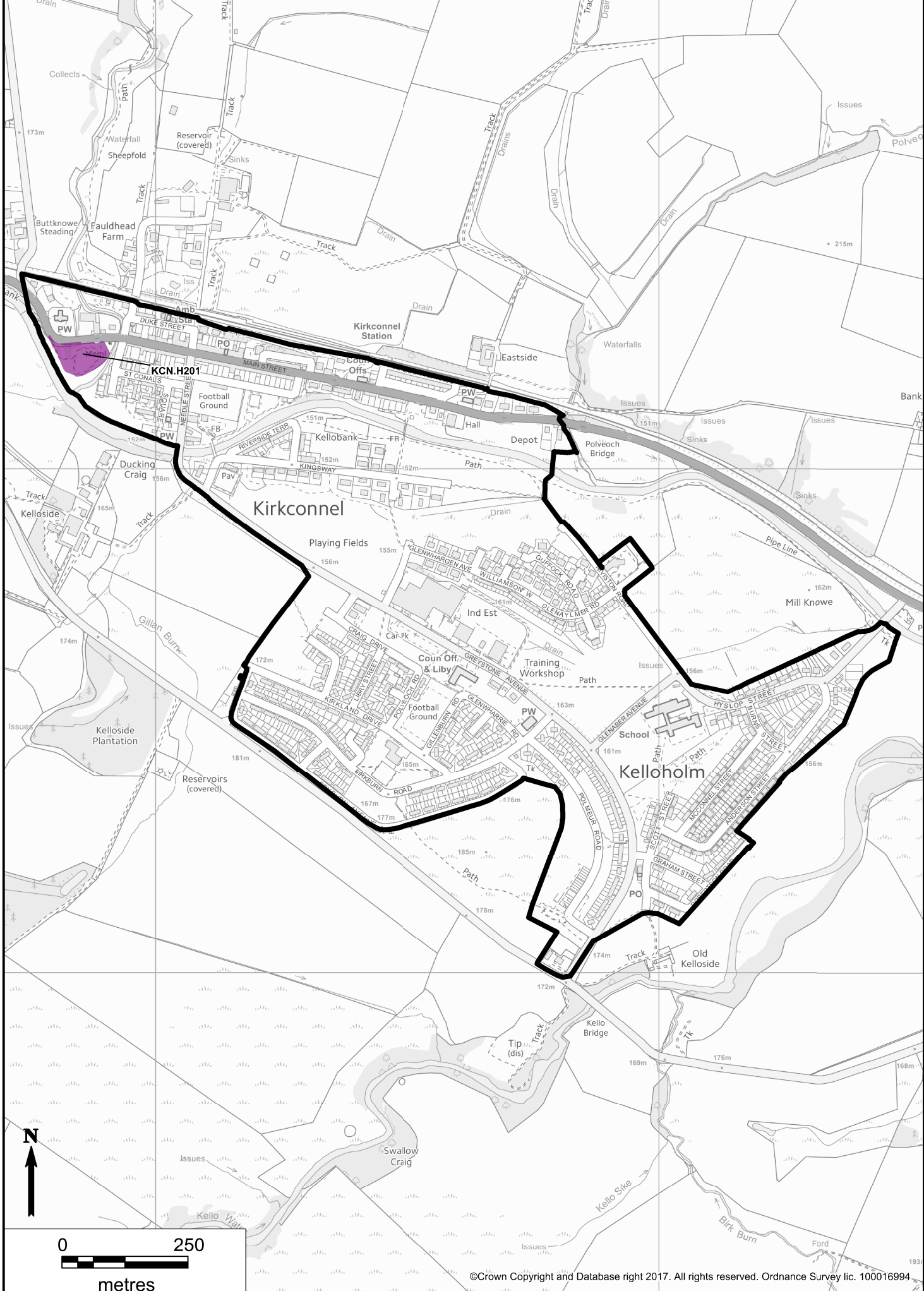
CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Archaeology - No known historic environment issues Historic Built Environment - No Listed Buildings affected; no conservation area.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
		Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			0		0	
<b>PLANNING OVERVIEW</b>	No adverse impact on cultural heritage							
<b>SEA OVERVIEW</b>	No adverse impact on cultural heritage						<b>SEA SCORE: 0</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Site wraps around existing metalworking facility and disused garage site. Woodland screening to the north, east and south plus the presence of a small burn lead to a rural greenfield character, despite the proximity to these buildings and constant traffic noise from the M74. There is some tree cover to the roadside and this provides partial screening for dwellings across the B7076. Site undulates and slopes down to the burn. Development would require significant earthmoving and this would significantly alter character and appearance. Development of the south-western area adjacent to the B7076 could be appropriate but the rest of the site and in particular the area close to the burn and woodland screening should remain undeveloped.		
		Wild Land	N	TPOs	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 affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Woodland screening to the north, east and south plus the presence of a small burn lead to a rural greenfield character, despite the proximity to these buildings and constant traffic noise from the M74.		XX	Development would require significant earthmoving and this would significantly alter character and appearance. Development of the south-western area adjacent to the B7076 could be appropriate but the rest of the site and in particular the area close to the burn and woodland screening should remain undeveloped.	XX	
Will development of the site be well integrated visually with the existing settlement		N	SNH - Site is well contained by existing boundary planting.		0	Boundary planting should be retained and enhanced.	0	
Are there any locally attractive views that will be impacted by development of the site		N			0		0	
<b>PLANNING OVERVIEW</b>	Comprehensive landscaping scheme required. Development would require significant earthmoving and this would significantly alter character and appearance. Development of the south-western area adjacent to the B7076 could be appropriate but the rest of the site and in particular the area close to the burn and woodland screening should remain undeveloped.							
<b>SEA OVERVIEW</b>	Significant adverse landscape impact. No development should take place in the area close to the burn and woodland screening should remain undeveloped.						<b>SEA SCORE: XX</b>	

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Outwith but adjacent existing settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Landowner has confirmed would be willing to release land for development. Site proposed for light industrial business development to support and enhance the development of the two housing sites JSB.H1 and JSB.H2.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	Economic Development have advised that site would be challenging to develop and it would potentially be uneconomic to do so in current climate. The site is very steep in parts and will require significant engineering works to develop the land. Significant adverse landscape impact and no development should take place in the area close to the burn and woodland screening. There are issues concerning the sites effectiveness and further information is required on the site's development viability and effectiveness. Recommended not to include site in Proposed Plan.	
<b>OVERALL SEA COMMENT</b>	Significant adverse SEA impact in terms of landscape impact and adverse impact in terms of material assets as would involve development of greenfield site and adverse impact in terms of climatic factors. Significant adverse landscape impact as no development should take place in the area close to the burn and woodland screening should remain undeveloped. Impact on air quality unknown as would be dependent on the type of development and processes involved which may introduce significant air emissions. This would require to be considered and any mitigation measures addressed as part of the determination of any planning application. Noise assessment may be required given location adjacent to A74 (M). Positive SEA impact in terms of Population and Human Health as proximity to community facilities and bus stop. Scope to encourage active travel and use sustainable transport. All other factors would be neutral subject to appropriate mitigation measures being addressed.	

# Kirkconnel/Kelloholm (KCN) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> KCN.H201	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Land south of Main Street			
<b>Settlement:</b> Kirkconnel / Kelloholm	<b>Current use:</b> Public open space		
<b>OS Grid Reference (Easting, Northing):</b> 272848 612225		<b>Existing LDP allocations/ designations:</b> Protected Open Space	
<b>Site Size (ha):</b> 0.57	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	0	?	+/x	x	XX

### Legends

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



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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations affecting this site.				
Are there any known invasive species within the site	N			C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	There are a handful of mature trees along the site boundary. The site is on the periphery of the settlement and is bounded on its south western edge by open countryside		SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.		+
<b>PLANNING OVERVIEW</b>	The mature trees to the site boundary should be retained .							
<b>SEA OVERVIEW</b>	Provided the mature trees to the site boundary are retained there are no SEA issues						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site is currently a public park		SV	X		X				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Distance (km)	0	Comment: There is a core path through the site and rights of way in close proximity							
			Right of Way	N								
			Core path	Y								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
		School name:	Kelloholm				Sanquhar Academy					
		Capacity:	71				217					
		Distance:	1-5				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N										
<b>PLANNING OVERVIEW</b>	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, however the public park is an important community facility to the settlement											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	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, however the loss of the public park would be a negative SEA impact						<b>SEA SCORE: +/x</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	The historical maps show that there were buildings on this site from 1950s, latterly used as a community centre. More information about the former use of the site would be required to ascertain if investigation would be necessary.		C	X	any measures identified through such an investigation should be implemented	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	There is possibly some contamination within the site that may need to be remediated before development takes place							
<b>SEA OVERVIEW</b>	Provided that any contamination found on the site is remediated then there are no SEA issues						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	The site lies adjacent to the river.		SV	X	Please see comments 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		DGC and SEPA hold flood records in relation to this site. The site appears in SEPA pluvial and fluvial floodmap. A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area.		C	X	A Flood risk assessment and Drainage Impact 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)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						can instigate a Growth project when the Developer meets their 5 Growth criteria.			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
<b>PLANNING OVERVIEW</b>	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 capacity for both waste water and water supply and further investigation will be required to consider the impact on the water network and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be SEA issues						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site lies adjacent to the a training centre, church and residential properties. The site is located on the A76 trunk road which may result in some traffic noise.	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts depending of the location of proposed uses within the site.	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 for residential use	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are possibly noise issues related to the adjacent 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.								
<b>SEA OVERVIEW</b>	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Although this site may have been previously developed it is considered that it has now regenerated and would be classed as a greenfield site					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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 minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no structures to reuse on this greenfield site	SV	X		X	
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the town makes it unlikely.	GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site		Pylons   N   Bord Gais Eirann pipeline   N   Shell oil pipeline   N   Transco pipeline   N		Comment: There are no servicing constraints in relation to this site.				
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS   Y   MoD   N   Carlisle Airport   N   Coal Authority   Y   HSE   N						
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.							
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact						<b>SEA SCORE: X</b>	

### 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 residential development (0.57 ha) lies to the south of the A76 Trunk Road. Any new link onto A76(T) will require permission from Transport Scotland and it is advised to contact them at an early stage. It should be noted that at present this is a public park and that a core path (87) traverses the site. 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						
<b>PLANNING OVERVIEW</b>	Any access would require consultation with Transport Scotland							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site						
Can the site make best use of solar gain		?	Possibly due to the generally 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 could make the most of the south facing aspect in its layout but is currently quite an open site for the prevailing winds	SV	X	Would require structural shelter Planting. Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f	+	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						and OP2 to make the buildings more resilient to climatic factors.			
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	The positive SEA impacts gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is opposite Category B Listed church and churchyard [1 of a very small number of LBs in Kirkconnel] and the unlisted but traditional stone built activity centre [former school]; the sandstone dwarf wall, gate piers, cast iron railings and avenue of trees on the A76 frontage are of historic and amenity interest and provide an important part of the wider setting for the war memorial.			
		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	
<b>PLANNING OVERVIEW</b>	Any development should be carefully designed to ensure there is no detriment to the setting of the listed buildings.								
<b>SEA OVERVIEW</b>	Provided that any development is carefully designed there should be no negative SEA impacts.						<b>SEA SCORE: 0</b>		

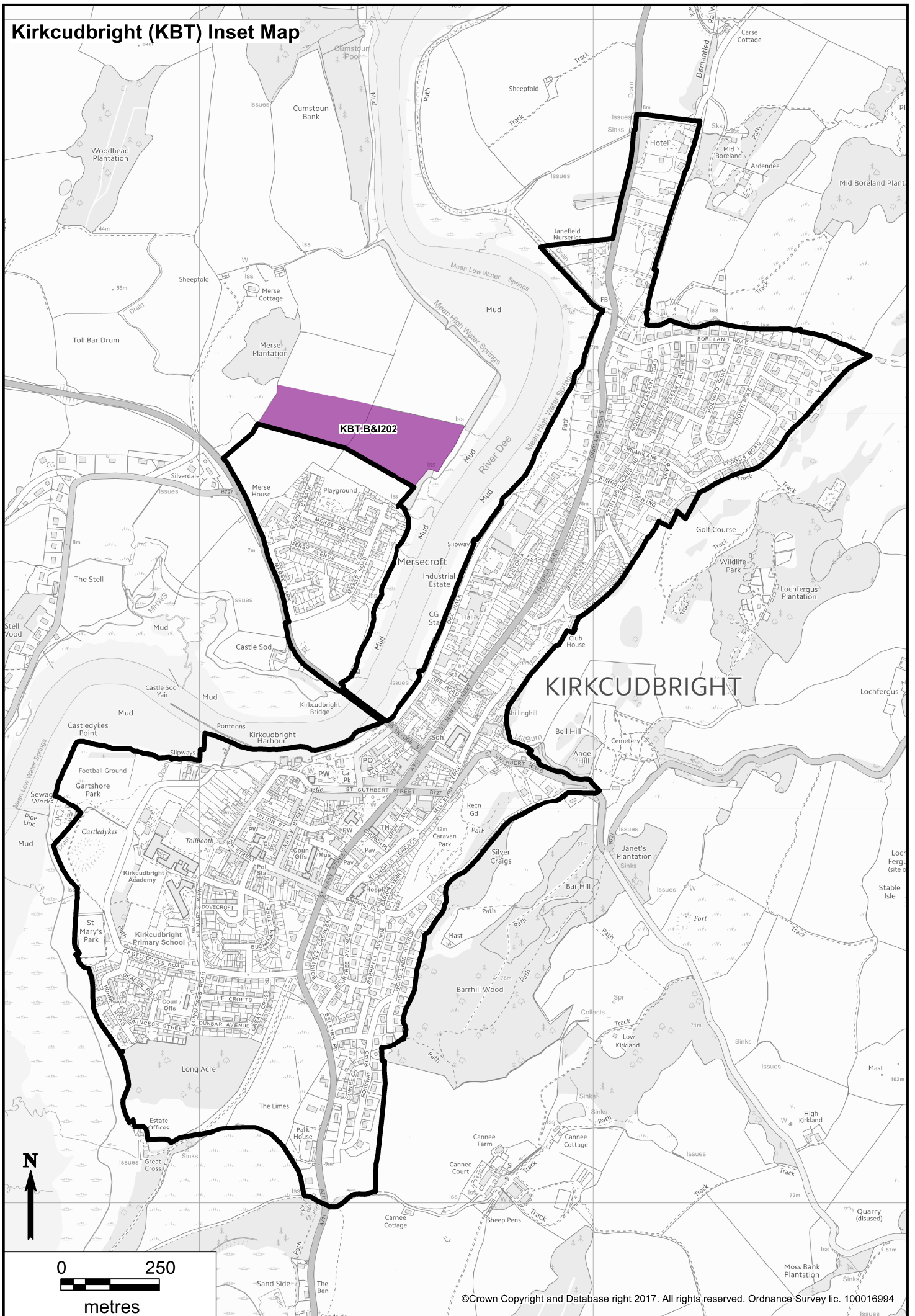
LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	This site is not suitable for development for housing: It is established as public open space and is adjacent to a war memorial. It is well-maintained with macadam paths, ornamental planting and open views across the River Nith.		C	XX		XX	
Will development of the site be well integrated visually with the existing settlement		Y			SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Y	Although it is toward the edge of settlement and is partially screened from the main road (this is a tree management issue), it has a high amenity/recreational value and should be retained as open accessible space.		C	X		X	
<b>PLANNING OVERVIEW</b>	The site is an attractive and well maintained formal public park on the edge of the settlement and as a result it is not considered suitable for development.								
<b>SEA OVERVIEW</b>	The loss of this park would have significant detrimental SEA impacts						<b>SEA SCORE: XX</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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### 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
Have all landowners been identified and have they agreed to disposal/development of the site	N	The Council owns the site but it has not been classed as surplus to requirements.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Due to the above.
<b>OVERALL PLANNING COMMENT</b>	Although the site is well located close to the local facilities it forms an attractive and well maintained public park which is not considered suitable for development.	
<b>OVERALL SEA COMMENT</b>	There are significant SEA impacts in relation to the loss of the park as both a local facility and in landscape terms. There are also minor negative SEA issues relating to the loss of greenfield land. 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.	

# Kirkcudbright (KBT) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> KBT.B&I202	<b>Source of site suggestion:</b> Main Issues Report stage	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> none	
<b>Site name:</b> land north of Mersecroft			
<b>Settlement:</b> Kirkcudbright	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b>		<b>Existing LDP allocations/ designations:</b> n/a	
<b>Site Size (ha):</b> 6.33	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Stewartry	<b>Date completed:</b> October 2017

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

### Scoring Guidance

<b>Impact</b>	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<b>Score Symbol</b>	++	+	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 designation affecting 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	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
<b>PLANNING OVERVIEW</b>	No planning issues.							
<b>SEA OVERVIEW</b>	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						<b>SEA SCORE: 0</b>	

### 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	Green field site which is not part of the protected open space in the adopted LDP	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	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	Kirkcudbright Primary			Secondary	Kirkcudbright Academy		
		School name:	68				193				
		Capacity:									
		Distance:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is well located to local services and facilities. New businesses will help to provide additional employment opportunities in area										
<b>SEA OVERVIEW</b>	The site is well located in relation to local services. Development would also support local facilities and services and promote									<b>SEA SCORE: +</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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			active travel providing a positive SEA impact.					
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	No known previous use.		SV	0		0
Are there any contaminated soils issues on the site		N			C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of best quality agricultural land							
<b>SEA OVERVIEW</b>	The loss of best quality agricultural land would have a negative SEA impact						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	SEPA- small part of site is Fluvial/Coastal. Water body immediately adjacent to site. Development could increase probability of flooding elsewhere		C	X	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area.	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in SEPA Coastal and fluvial floodmaps.		C	X	Flood Risk Assessment required in conjunction with Coastal and Fluvial flooding.	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			SV	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Site is outwith waste water zone		C	?	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 supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 4" water main running along south part of site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	No development should take place in the floodplain. There is limited capacity at the water treatment works. The site is also outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and green fields	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)		Y	The use proposed is business and industry which may add to air emissions	SV	0	Restrictions would be placed on the types of businesses that could occupy the proposed units given their close proximity to housing	0	
<b>PLANNING OVERVIEW</b>	Due to the nature of the proposed use there may be potential air emission concerns. However, it may be possible to use restrictions to reduce impact of these on neighbouring residential uses.							
<b>SEA OVERVIEW</b>	Restrictions on what type of businesses could locate here would be required.						<b>SEA SCORE: 0</b>	

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

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

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 'Business and Industrial' site lies to the north of residential development at Mersecroft and to the north of the potential residential KBT.H1 site. Access to this site can only be taken through KBT.H1 and Roads would not be in favour of industrial traffic taking access through a residential development.									
<b>PLANNING OVERVIEW</b>	<b>Access through a residential development is not favoured.</b>										

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Relatively flat site										
Can the site make best use of solar gain		?	Possibly, mature tree on southern boundary				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	Trees on southern boundary may give some protection				SV	+/-	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			Y
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									<b>SEA SCORE: +</b>		

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No known historic environment issues. One end of Category B Listed reinforced concrete and steel truss bridge built 1926 directly adjoins site. Commonly this material needs significant structural repair due to 'concrete sickness' or replacement. Development should take account of setting of conservation area across river.					
		Conservation Area	Y	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access	L	N			C	0				0	

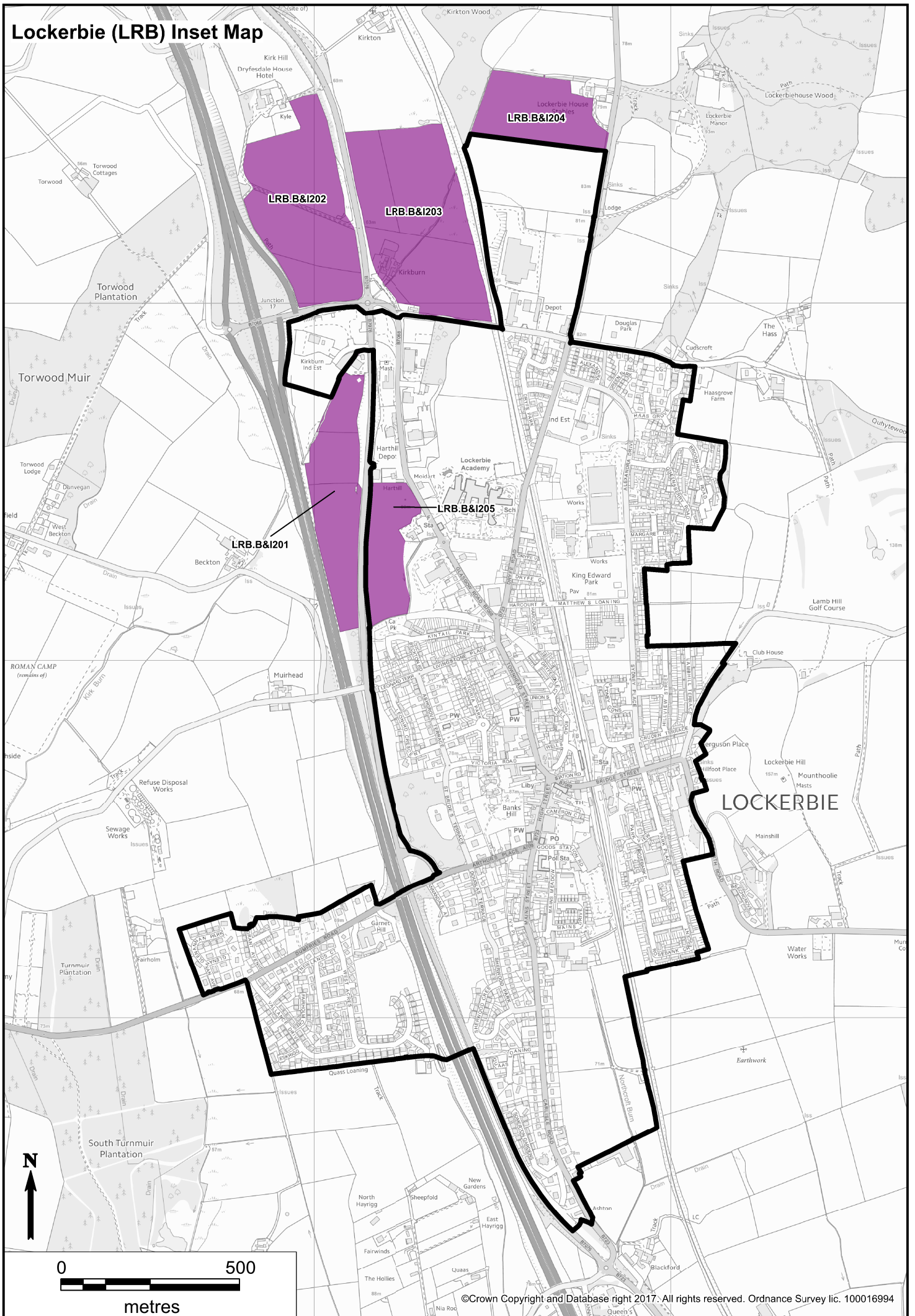
Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment									
<b>PLANNING OVERVIEW</b>	Development should take account of setting of conservation area across river.								
<b>SEA OVERVIEW</b>	No SEA issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Solway Coast Regional Scenic Area.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site rises up gradual slope, cutting through rather than reflecting field pattern. Potential development would be clearly visible across the estuary from rising land in northern part of settlement and from Mersecroft area.			C	X		X
Will development of the site be well integrated visually with the existing settlement		?	Prominent location. The site would form a new northerly settlement edge. So boundary treatment to this edge will also be important.			C	?	Existing boundary planting forms a border to the river, this should be retained and enhanced. Height and mass of built form will need to be carefully considered given the riverside location and proximity to residential areas	0
Are there any locally attractive views that will be impacted by development of the site		Y				SV	X		
<b>PLANNING OVERVIEW</b>	The site is in a prominent location and development would require careful consideration given the proximity to the riverside and residential areas.								
<b>SEA OVERVIEW</b>	Development would require careful consideration due to its designation within the Regional Scenic Area.						<b>SEA SCORE: X</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	N	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
<b>OVERALL PLANNING COMMENT</b>	There are no allocated business and industry sites in Kirkcudbright and the established estate at Dee Walk has no vacant sites. However, this site would require access through a residential area and this would not be favoured. Recommend not to include this site in the Proposed Plan.	
<b>OVERALL SEA COMMENT</b>	Minor positive and negative SEA impacts including loss of greenfield, agricultural land and proximity to neighbouring residential properties. Potential air pollution emissions would be a negative SEA concern.	

# Lockerbie (LRB) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LRB.B+I201	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 100/LRB/07	
<b>Site name:</b> land due south of Kirkburn Industrial Estate			
<b>Settlement:</b> Lockerbie	<b>Current use:</b> Agricultural land – currently in grazing	<b>Existing LDP allocations/ designations:</b> None. Outwith settlement boundary	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 7.47	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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								
Are there any known invasive species within the site	N	SNH - Current land use means that biodiversity interest is likely to be low.			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 on edge of settlement.			X	Where appropriate, measures to enhance biodiversity should be implemented.		0
<b>PLANNING OVERVIEW</b>	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. Where appropriate, measures to enhance biodiversity should be implemented.							
<b>SEA OVERVIEW</b>	No adverse SEA impact on biodiversity designations						<b>SEA SCORE:0</b>	

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			0		0				
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA	Right of Way	Y	Comment: Right of Way through site and Core Path adjacent – 439. On Road National Cycle Route - 74							
	CF	Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			0		0				
<b>PLANNING OVERVIEW</b>	Site lies to the west of Lockerbie and the B7072 All Purpose Road										
<b>SEA OVERVIEW</b>	No adverse impact on population and human health issues.						<b>SEA SCORE: 0</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 (The James Hutton Institute)	4.1		0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	At northern end of site, steep slope which could impact on soil erosion.			X	X	
Are there any contaminated soils issues on the site		N	No known former contaminative use.					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	No peat soils – Brown soils			0	0	
<b>PLANNING OVERVIEW</b>	Would not involve loss of prime agricultural land. At northern end of site, steep slope which could impact on soil erosion.							
<b>SEA OVERVIEW</b>	No adverse SEA impact on soils.						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A watercourse – Kirk Burn is adjacent to the site on the north western boundary			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	Records suggest the presence of a culvert/drainage system within this site. Site appears in SEPA Fluvial floodmap and pluvial floodmap. SEPA - Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site.			X	X	
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				0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	SEPA – Sewerage treatment works and sewerage network capacity issues. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW			?	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						<p>are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).</p> <p>Site would need to connect to public sewerage system but there are currently unconsented overflows within the sewage treatment works which would need to be upgraded and licenced prior to any additional flows to the works could be approved. No scope for private system.</p> <p>Scottish Water - 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk WTW has sufficient capacity.		0	400mm Trunk main along East of site	0		
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works. No development should take place with 1 in 200 year floodplain area associated with Kirk Burn. A basic Flood Risk Assessment (FRA), consisting of topographic information in the first instance and a detailed layout plan will be required. 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.								
<b>SEA OVERVIEW</b>	No development should take place with 1 in 200 year floodplain area associated with Kirk Burn. Subject to a FRA and site investigation and the adoption of appropriate surface water management measures there should be no adverse impact on the water environment						<b>SEA SCORE: 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	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – existing Kirkburn Industrial Estate and range of uses. East – industrial uses and Council Harthill Roads depot. South – agricultural land. West – A74(M)	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to		Y	Potential allocation of site for Business and Industry and dependent on the type of development and processes		?	This would require to be considered and any mitigation measures considered as part of the determination of any	?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)			involved may introduce significant air emissions			planning application.			
<b>PLANNING OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.								
<b>SEA OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>		

<b>MATERIAL ASSETS</b>																
Is the site.....		Brownfield		Comment: Greenfield site currently in agricultural use.												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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	No existing structures on site				0		0							
Does the site have existing and potential mineral extraction		N					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							
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					0		0							
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: Scottish Water have advised that a 400mm Trunk main runs along east of 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
<b>PLANNING OVERVIEW</b>	Scottish Water have advised that a 400mm Trunk main runs along east of site															
<b>SEA OVERVIEW</b>	Negative SEA impact as involves the loss of greenfield land.												<b>SEA SCORE: X</b>			

<b>ROADS/ACCESS</b>									
Are there any vehicular access constraints or opportunities, can a suitable road access		This undulating site lies south of the existing Kirkburn industrial estate and Dundrod Farm. There is potential for this site to be accessed via either an upgraded access to Dundrod Farm or a new access or accesses formed directly from the B7076 APR which would cross the existing							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			cycleway/footway, 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. Transport Scotland have advised that in relation to Lockerbie, a cumulative assessment should be undertaken of the potential impact on the trunk road should all four potential business and industry sites assessed be allocated for development. Response – the Proposed LDP proposes to allocate one site LRB.B&I204 for business and industry uses with a reduced site area of 6.7ha. Accordingly Transport Scotland's comment is addressed.					
<b>PLANNING OVERVIEW</b>	Access could be formed from the B7076 All Purpose Road. Strategic location at Junction 17 A74(M).							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Steeply sloping narrow site to the west particularly at the northern end.				0		0	
Can the site make best use of solar gain		Y					0		0
Is the site protected from prevailing winds		N	Potentially exposed to the west and prevailing winds.			X	Shelter belt planting would mitigate in part exposure to prevailing winds.		0
<b>PLANNING OVERVIEW</b>	Shelter belt planting would mitigate in part exposure to prevailing winds.								
<b>SEA OVERVIEW</b>	Shelter belt planting would mitigate in part exposure to prevailing winds.							<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	Comment: Archaeology - Widespread archaeological deposits relating to prehistoric settlement and industry (and potential burial) MDG5236 known in southern half of site, with potential for more to north. Known prehistoric defensive settlement site on eastern edge MDG7173. Extensive archaeological evaluation and mitigation will be required. Historic Built Environment - No Listed Buildings and no conservation area.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
<b>PLANNING OVERVIEW</b>	Evidence of significant archaeology sites located to the north and southern part of the site. Given the limited width of this site this could mitigate against development. Extensive archaeological evaluation and mitigation will be required.								
<b>SEA OVERVIEW</b>	Negative SEA Impact in terms of cultural heritage.							<b>SEA SCORE: X</b>	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Narrow undulating greenfield site between M74 and access road, with open visibility to west across Annan valley. Partial visibility from farm to south, single 'chalet' to north and other dispersed dwellings in wider landscape but screened/separated from settlement by landform and planting. Influenced in part by B&I use to north and motorway but it's setting within a wider agricultural landscape is more significant. Development would be visible from the west and M74 but would be substantially screened from other locations.			
		Wild Land	N	TPOs	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 affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	It's setting within a wider agricultural landscape is more significant. Development would be visible from the west and M74 but would be substantially screened from other locations.		X		X	
Will development of the site be well integrated visually with the existing settlement		N	SNH - Likely significant degree of change through introduction of development into a landscape that is largely free of built form close to the motorway.		X	Extent of change could be managed through appropriate planting, which would also provide visual screening for users within the site.	0	
Are there any locally attractive views that will be impacted by development of the site		N			0		0	
<b>PLANNING OVERVIEW</b>	Visually exposed site and awkward to develop due to topography and shape of site.							
<b>SEA OVERVIEW</b>	Adverse SEA impact in terms of landscape setting with limited potential to implement mitigation factors.						<b>SEA SCORE: X</b>	

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners unknown and also development intentions.
Are there any known restrictive covenants or ransom strips	?	
Can the site be delivered within the LDP timeframe	?	
<b>OVERALL PLANNING COMMENT</b>	Demand for B&I sites in Lockerbie is strong with existing sites at Stevens Croft and Hangingshaws now built out and new sites required. There are issues concerning development viability as narrow site and undulating land form which may necessitate major engineering works. Adverse landscape and cultural heritage issues as presence of significant archaeology remains. Landowners unknown and also development intentions. Other potential business and industry sites identified in Lockerbie area. It is not proposed to include site in proposed Local Development Plan.	
<b>OVERALL SEA COMMENT</b>	Negative SEA impact in terms of Material Assets as would involve the loss of greenfield land, Cultural Heritage given presence of significant archaeology sites within site and adverse Landscape impact with limited potential to implement mitigation factors.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LRB.B+I202	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> Previous reference 100/LRB/08	
<b>Site name:</b> land due north of Kirkburn Industrial Estate			
<b>Settlement:</b> Lockerbie	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> n/a. Outwith settlement boundary	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 12.30	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Small area of ancient/long established woodland adjacent to site, which should be protected in any development.				
Are there any known invasive species within the site	N	n/a		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 on edge of settlement.		X	Where appropriate, measures to enhance biodiversity should be implemented.		0	
<b>PLANNING OVERVIEW</b>	Small area of ancient/long established woodland adjacent to site, which should be protected in any development.							
<b>SEA OVERVIEW</b>	No adverse SEA impact subject to protection of area of ancient/long established woodland on western edge of site.						<b>SEA SCORE: 0</b>	

### 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			0		0				
		Distance (km)		Comment: : Right of Way through site On Road National Cycle Route - 74							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y								
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B										
<b>PLANNING OVERVIEW</b>	Site lies to north west of Lockerbie										
<b>SEA OVERVIEW</b>	No adverse impact on population and human health issues.									<b>SEA SCORE: 0</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		Y	Soil classification (The James Hutton Institute)	3.2		x		x
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Site subject to moderate slope from west A74(M) to east B7076			x	Development would require to consider a series of terraces in order to accommodate large footprint buildings normally associated with business and industry uses.	0
Are there any contaminated soils issues on the site		N	Former use agricultural . No issues.			0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	No peat soils – Brown soils			0		0
<b>PLANNING OVERVIEW</b>	Development would require to consider a series of terraces in order to accommodate large footprint buildings normally associated with business and industry uses.							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve the loss of prime agricultural land.						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Some evidence of boggy areas in south east corner of site			0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in SEPA Fluvial floodmap. Drainage Impact Assessment required in conjunction with culvert investigation. SEPA - A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk.			x	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. 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)		N				0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	SEPA – Sewerage treatment works and sewerage network capacity issues. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW			?	SEPA – The site is remote from public sewerage infrastructure or are in areas where the remaining capacity in the sewerage network may be limited. In addition the alternative approach, namely, servicing the site with private drainage infrastructure could be limited as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor	?



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						<p>status. In these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).</p> <p>Site would need to connect to public sewerage system but there are currently unconsented overflows within the sewage treatment works which would need to be upgraded and licenced prior to any additional flows to the works could be approved. No scope for private system.</p> <p>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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>			
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk WTW has sufficient capacity.			Scottish Water advise that there is a 63mm Water main running through the site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. 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.								
<b>SEA OVERVIEW</b>	Subject to a FRA and site investigation and the adoption of appropriate surface water management measures there should be no adverse impact on the water environment						<b>SEA SCORE: 0</b>		

<b>AIR QUALITY</b>								
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		0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – Dryfedale House Hotel. East B7076 and agricultural land beyond. South – bounded by A74 (M) access road at junction 17. West - bounded by A74 (M)		0	Potential noise pollution from A74 (M) which would not be incompatible with business and industry uses.	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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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	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.							
<b>SEA OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>	

<b>MATERIAL ASSETS</b>																
Is the site.....		Brownfield		Comment: Greenfield land currently in agricultural use.												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		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	No existing structures on site				0		0							
Does the site have existing and potential mineral extraction		N					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							
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					0		0							
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: No known servicing constraints														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	iMoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
<b>PLANNING OVERVIEW</b>	No known servicing constraints															
<b>SEA OVERVIEW</b>	Negative SEA impact as involves the loss of greenfield land.												<b>SEA SCORE: X</b>			

<b>ROADS/ACCESS</b>
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			<p>These sloping sites lie north of the B7068 and west of the B7076 public roads. This overall site is split by the U392a access road to Dryfesdale Hotel. There is scope to access these sites either from the U392a (subject to being appropriately upgraded) or from the B7076 APR (which would cross the existing cycleway/footway). 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.</p> <p>Transport Scotland have advised that in relation to Lockerbie, a cumulative assessment should be undertaken of the potential impact on the trunk road should all four potential business and industry sites assessed be allocated for development.</p> <p>Response – the Proposed LDP proposes to allocate one site LRB.B&amp;I204 for business and industry uses with a reduced site area of 6.7ha. Accordingly Transport Scotland's comment is addressed.</p>					
<b>PLANNING OVERVIEW</b>	Access could be formed from the U392a access road to Dryfesdale House Hotel subject to appropriate upgrading or from the B7076 all purpose road.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South east aspect		0			0	
Can the site make best use of solar gain		Y		0			0	
Is the site protected from prevailing winds		Y		0			0	
<b>PLANNING OVERVIEW</b>	Development of site would ensure best use of solar gain given aspect and protected from prevailing winds							
<b>SEA OVERVIEW</b>	Neutral impact on climate factors						<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	<p>Comment: Archaeology - Known site of Bronze Age burial ground MDG7174, also the course of Roman road MDG7232 crosses the site from east to west, and the first edition OS map indicates two standing stones, possibly prehistoric. Extensive excavation would be required if this site were to go forward.</p> <p>Historic Built Environment - No Listed Buildings or conservation area however the site wraps around the gardens of the traditional Dryfesdale Country House Hotel building which may impact on the commercial use of that buildings. Also opposite the traditional farm steading Kirkburn.</p>			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
<b>PLANNING OVERVIEW</b>	Evidence of significant archaeology sites, including possible prehistoric standing stones and course of Roman Road crosses site from east to west. Extensive excavation would be required if this site were to be allocated for development								
<b>SEA OVERVIEW</b>	Negative SEA Impact in terms of cultural heritage.						<b>SEA SCORE: X</b>		<b>REVIEW</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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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: Sloping green field site within shallow valley, screened from M74 to the west but open and visible to the east and south including the upper reaches of Dryfesdale House Hotel to the north-west overlooks/abuts site, set within a designed landscape with mature specimen trees. Hotel access splits the site and is lined to the north by young oak trees. These trees, plus hedgerows and the hotel grounds define the northern 'half' of the site. This area is widely visible (particularly from the hotel) and has strong definition with a strongly rural character. The southern section is influenced by B&I to the south but retains a rural character, is open, visible and is separated from the main settlement. All areas should remain undeveloped.	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site open and visible to the east and south and Dryfesdale House Hotel which sits within a designed landscape of mature trees. This area is widely visible (particularly from the hotel) and has strong definition with a strongly rural character.			XX	Site highly visible and adverse impact on rural character of area. All areas should remain undeveloped.	XX
Will development of the site be well integrated visually with the existing settlement		N	Site highly visible and adverse impact on rural character of area SNH - This site is elevated in relation to the B7076 however, there is some precedent for development at the adjacent Kirkburn Industrial Estate. Strengthened boundary planting could help to address visual impact along with careful planning of built form, particularly height, on elevated parts of the site. Sites are inter-related in position and proposed use, recommend that principles for this site are developed jointly with LRB.B&I203 and LRB.B&I204			X	All areas should remain undeveloped.	X
Are there any locally attractive views that will be impacted by development of the site		Y				O		O
<b>PLANNING OVERVIEW</b>	Site highly visible and adverse impact on rural character of area. All areas should remain undeveloped.							
<b>SEA OVERVIEW</b>	Significant adverse landscape impact on rural development.						<b>SEA SCORE: XX</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners and development intentions unknown
Are there any known restrictive covenants or ransom strips	?	
Can the site be delivered within the LDP timeframe	N	
<b>OVERALL PLANNING COMMENT</b>	Demand for B&I sites in Lockerbie is strong with existing sites at Stevens Croft and Hangingshaws now built out and new sites required. Significant adverse landscape impact and all areas should remain undeveloped and cultural heritage issues as presence of significant archaeology remains. Landowners unknown and also development intentions. Other potential business and industry sites identified in Lockerbie area. It is not proposed to include site in	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>OVERALL SEA COMMENT</b>	<p>proposed Local Development Plan.</p> <p>Significant adverse SEA impact in terms of Landscape impact and all areas should remain undeveloped. Negative SEA Impact in term of Soils as involves prime agricultural land, Material Assets as involves greenfield land and cultural heritage as evidence of significant archaeology sites. Potential impact on air quality unknown as would depend on the type of development and processes involved which may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.</p>
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## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LRB.B&I203	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 0187.01	
<b>Site name:</b> Land north of Kirkburn Farm			
<b>Settlement:</b> Lockerbie	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> n/a <b>Outwith settlement boundary</b>	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 14.9ha	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Small area of ancient/long established woodland adjacent to site, which should be protected in any development.				
Are there any known invasive species within the site	N	N/A		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			X			0	
<b>PLANNING OVERVIEW</b>	Small area of ancient/long established woodland adjacent to site, which should be protected in any development.							
<b>SEA OVERVIEW</b>	No adverse SEA impact subject to protection of area of ancient/long established woodland on western edge of site.						<b>SEA SCORE: 0</b>	

### 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			0			0			
		Distance (km)		Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary				Secondary					
	School name:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B										
<b>PLANNING OVERVIEW</b>	Site lies to north of Lockerbie										
<b>SEA OVERVIEW</b>	No adverse impact on population and human health issues.								<b>SEA SCORE: 0</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		Y	Soil classification (The James Hutton Institute)	3.2/4.1		x	x	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0	0	
Are there any contaminated soils issues on the site		?	Former use agricultural. Railway along eastern border.	C		May require localised investigation adjacent to railway depending on proposed use.		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	No peat soils – Brown soils			0	0	
<b>PLANNING OVERVIEW</b>	May require localised contaminated land investigation as site bounded by railway on eastern edge depending on proposed use.							
<b>SEA OVERVIEW</b>	Negative SEA impact as would involve loss of prime agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Kirk Burn bisects site. Evidence of low lying boggy areas and marshland.			O	O	
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	Records suggest the presence of a culvert/drainage system within this site. Site appears in SEPA Fluvial floodmap and pluvial floodmap. SEPA - Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site.	C		X	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				0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Sewerage Treatment Works and Sewerage Network Capacity issues Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works			?	?	



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						<p>as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In these circumstances the watercourse(s) will be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste).</p> <p>Site would need to connect to public sewerage system but there are currently unconsented overflows within the sewage treatment works which would need to be upgraded and licenced prior to any additional flows to the works could be approved. No scope for private system.</p> <p>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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk WTW has sufficient capacity.		O	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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	O	
<b>PLANNING OVERVIEW</b>	SEPA advise that part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. FRA required in relation to Fluvial flooding, and Drainage Impact Assessment required in conjunction with culvert investigation. 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. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works.							
<b>SEA OVERVIEW</b>	No development should take place within the 1 in 200 year floodplain which bisects the site. Subject to a FRA and site investigation and the adoption of appropriate surface water management measures there should be no adverse impact on the water environment						<b>SEA SCORE: O</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					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North and west – agricultural land. East railway line. South – business and industry uses			Potential noise pollution from railway line			
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	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?		
<b>PLANNING OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.								
<b>SEA OVERVIEW</b>	Potential allocation of site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: Greenfield land currently in agricultural use.							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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		Y	Site includes a traditional, vernacular stone farm and steading complex which should be retained in the landscape.			0	Potential to retain and reuse existing farm buildings	0			
Does the site have existing and potential mineral extraction		N				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			
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				0		0			
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: No known servicing constraints									
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
<b>PLANNING OVERVIEW</b>	No known servicing constraints										
<b>SEA OVERVIEW</b>	Negative SEA impact as involves the loss of greenfield land							<b>SEA SCORE: X</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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### ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			<p>This site lies to the east of the B7076, and to the north of the B7068 and U280a public roads. It is possible to form accesses onto both the B7076 and U280a. Any access onto the U280a is likely to trigger a requirement for improvement to the frontage on the U280a. 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.</p> <p>Transport Scotland have advised that in relation to Lockerbie, a cumulative assessment should be undertaken of the potential impact on the trunk road should all four potential business and industry sites assessed be allocated for development.</p> <p>Response – the Proposed LDP proposes to allocate one site LRB.B&amp;I204 for business and industry uses with a reduced site area of 6.7ha. Accordingly Transport Scotland's comment is addressed.</p>					
<b>PLANNING OVERVIEW</b>	Access points could be formed onto both the B7076 and U280a. Any access onto the U280a is likely to trigger a requirement for improvement to the frontage on the U280a							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		The sites sits in a bowl with southerly aspect		0		0	
Can the site make best use of solar gain	Y			0		0	
Is the site protected from prevailing winds	Y			0		0	
<b>PLANNING OVERVIEW</b>	Development of site would ensure best use of solar gain given aspect and protected from prevailing winds						
<b>SEA OVERVIEW</b>	Neutral impact on climate factors						<b>SEA SCORE: 0</b>

### CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	<p>Comment: Archaeology - Course of Roman road MDG7232 crosses the site from east to west. Adjacent land contains known Bronze Age cemetery. Evaluation would be required to determine the extent and survival of archaeological remains.</p> <p>Historic Built Environment - No Listed Buildings, no conservation area. Potential to affect wider environment of traditional Dryfesdale House Hotel and its appeal for use and the site includes a traditional, vernacular stone farm and steading complex which should be retained in the landscape.</p>	
		Conservation Area	N	Inventory of Historic Battlefield	N		
		World Heritage Site	N	Inventory & Non-Inventory	N		
		Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L						
<b>PLANNING OVERVIEW</b>	Course of Roman Road (MDG7232) crosses the site from east to west. Adjacent land contains known Bronze Age cemetery. Evaluation would be required to determine the extent and survival of archaeological remains.						
<b>SEA OVERVIEW</b>	Neutral impact on cultural heritage subject to appropriate evaluation of archaeological remains and sites.						<b>SEA SCORE: 0</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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### LANDSCAPE

Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: Greenfield site around a working farm and small watercourse within a shallow valley. Visible from the west (inc Dryfesdale Hotel) and north, partly screened from east by railway embankment and to the south by existing development/woodland screening. Hedgerow defining northern boundary provides minimal visual enclosure because it lies part way up an open hillside. Farm and nearby B&I sites influence landscape character, however development would have a strong detrimental impact on the rural character of the wider shallow valley. Partial development in south-west of site up to the field boundary opposite access to hotel might be feasible but would have little visual enclosure and a significant impact on the character of the wider valley.		
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 have a strong detrimental impact on the rural character of the wider shallow valley.			X	Partial development in south-west of site up to the field boundary opposite access to hotel might be feasible but would have little visual enclosure and a significant impact on the character of the wider valley.		
Will development of the site be well integrated visually with the existing settlement		N	SNH - Sites are inter-related in position and proposed use, recommend that principles for this site are developed jointly with LRB.B&I202 and LRB.B&I204.			X	X		
Are there any locally attractive views that will be impacted by development of the site		Y	SNH - Intermittent views into the site along the B7076.			X	Planting, site layout and building height should be chosen to avoid interrupting views from B7076 to Quhytewoolen Hill, which currently dominates and characterises views to east.		
<b>PLANNING OVERVIEW</b>	Partial development in south-west of site up to the field boundary opposite access to hotel might be feasible but would have little visual enclosure and a significant impact on the character of the wider valley.								
<b>SEA OVERVIEW</b>	Adverse landscape impact on the rural character of the wider shallow valley at Kirkburn Farm						<b>SEA SCORE: X</b>		

### PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners and development intentions unknown
Are there any known restrictive covenants or ransom strips	?	
Can the site be delivered within the LDP timeframe	N	
<b>OVERALL PLANNING COMMENT</b>	Demand for B&I sites in Lockerbie is strong with existing sites at Stevens Croft and Hangingshaws now built out and new sites required. Adverse landscape impact as development would have a strong detrimental impact on the rural character of the area. SEPA advise that part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Landowners unknown and also development intentions. Other potential business and industry sites identified in Lockerbie area. It is not proposed to include site in proposed Local Development Plan.	
<b>OVERALL SEA COMMENT</b>	Adverse SEA impact in terms of Soils as prime agricultural land, Material Assets as greenfield land and Landscape as development would have a strong detrimental impact on the rural character of the area.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LRB.B+I204	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land north of Dryfe Road Industrial Estate			
<b>Settlement:</b> Lockerbie	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> No Outwith current settlement boundary	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 6.76 ha	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	0	x	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
<b>Score Symbol</b>	++	+	0	?	+/-x	x	xx

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y		Comments: The site is adjacent to ancient and/or long established woodland which should be protected as part of any development.			
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	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.			X	Where appropriate, measures to enhance biodiversity should be implemented.		0
<b>PLANNING OVERVIEW</b>	The site is adjacent to ancient and/or long established woodland which should be protected as part of any development.							
<b>SEA OVERVIEW</b>	Subject to the protection of the adjacent ancient and/or long established woodland there would be no adverse impact on biodiversity.						<b>SEA SCORE: 0</b>	

### 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								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1	Comment:						
		Right of Way	0							
		Core path	0							
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
		Primary					Secondary			
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	School name:									
	Capacity:									
	Distance:									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N								
<b>PLANNING OVERVIEW</b>	Site lies to the north of Lockerbie and is on an existing bus route.									
<b>SEA OVERVIEW</b>	No adverse impact on population and human health issues.						<b>SEA SCORE: 0</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		Y	Soil classification (The James Hutton Institute)	3.1 & 3.2		X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	n/a			0		0
Are there any contaminated soils issues on the site		Y	Former use agricultural. Railway runs along section of western boundary.			x	May require localised contaminated land investigation adjacent to railway depending on proposed use.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N				0		0
<b>PLANNING OVERVIEW</b>	Loss of prime quality agricultural land. Contaminated land investigation will be required as site adjacent to west coast rail line.							
<b>SEA OVERVIEW</b>	Negative SEA impact as involves the loss of prime quality agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Water course – immediately adjacent – Kirk Burn	GIS		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	Records suggest the presence of a culvert/drainage system within this site. Site appears in SEPA pluvial floodmap. Drainage Impact Assessment required in conjunction with culvert investigation. SEPA - A minor watercourse with potentially culverted sections flows through the site which could represent a potential flood risk.	GIS/C		X	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required. 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)		N	A minor watercourse with potentially culverted sections flows through the site	GIS/C		0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	SEPA – Sewerage treatment works and sewerage network capacity issues. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works Please note the Sewer is over 230meters away from site	C		X	SEPA – The site is remote from public sewerage infrastructure or are in areas where the remaining capacity in the sewerage network may be limited. In addition the alternative approach, namely, servicing the site with private drainage infrastructure could be limited as the watercourses in the vicinity of some of the sites are very small (limited available dilution) and/or they are already at in water quality terms at moderate/poor status. In these circumstances the watercourse(s) will	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
						<p>be unable to accommodate further discharges of treated effluent, particularly from sites that in scale terms are large and/or the effluent produced at the site is difficult to dispose of (industrial waste). Site would need to connect to public sewerage system but there are currently unconsented overflows within the sewage treatment works which would need to be upgraded and licenced prior to any additional flows to the works could be approved. No scope for private system.</p> <p>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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity.	C	0	<p>Please note there is a 400mm Trunk main within site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.</p>	0	
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Waste Water Treatment Works. A basic Flood Risk Assessment (FRA), consisting of topographic information in the first instance and a detailed layout plan will be required. 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.							
<b>SEA OVERVIEW</b>	Subject to a FRA and site investigation and the adoption of appropriate surface water management measures there should be no adverse impact on the water environment						<b>SEA SCORE: 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	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – agricultural land and houses at Lockerbie House Stables. East – Lockerbie Manor Hotel and outdoor centre. South – existing Dryfe Road Business Park and various industrial premises. West – railway line.	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		?	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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industrial process, large scale quarry of energy from the waste plant)									
<b>PLANNING OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.								
<b>SEA OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment:							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			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	No existing structure on site			0	0				
Does the site have existing and potential mineral extraction		N				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				
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0	0				
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: Scottish Water have advised that there is a 400mm trunk water main within the site which should be taken into account.										
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
<b>PLANNING OVERVIEW</b>	Scottish Water have advised that there is a 400mm trunk water main within the site which should be taken into account.										
<b>SEA OVERVIEW</b>	Negative SEA impact as involves the loss of greenfield land.								<b>SEA SCORE: X</b>		

ROADS/ACCESS	
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk	This site lies to the north of an established industrial estate off the B723 public road. Access to the site could be taken via the existing industrial estate or by a new access from the B723. This sites frontage onto the B723 lies outwith the Lockerbie town 30mph speed restricted area and the road is narrow and rural in its nature. Any access onto the B723 is likely to trigger a requirement for improvement both to achieve appropriate

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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road, is the road network capable of accommodating traffic generated			junction visibility but also to accommodate two way industrial traffic southwards to the junction with the U280a. 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. Note – B723 approved Timber Transport Route Transport Scotland have advised that in relation to Lockerbie, a cumulative assessment should be undertaken of the potential impact on the trunk road should all four potential business and industry sites assessed be allocated for development. Response – the Proposed LDP proposes to allocate one site LRB.B&I204 for business and industry uses with a reduced site area of 6.7ha. Accordingly Transport Scotland's comment is addressed.					
<b>PLANNING OVERVIEW</b>	Any access onto the B723 is likely to trigger a requirement for improvement both to achieve appropriate junction visibility but also to accommodate two way industrial traffic southwards to the junction with the U280a.							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site				0		0	
Can the site make best use of solar gain		Y				0	Due to southerly aspect the use of solar gain could be used to great effect	0	
Is the site protected from prevailing winds		N				0		0	
<b>PLANNING OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect								
<b>SEA OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect. No impact on climatic factors						<b>SEA SCORE: 0</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Archaeology - No known sites, though linear cropmarks visible on aerial imagery. Mitigation via watching brief during ground-breaking works would be required. Potential adverse impact on the designed landscape around Lockerbie House Hotel. Historic Built Environment - No conservation area but as referred to above the site is separated by only a narrow road from the wider setting of Category B Listed Lockerbie House [Manor] and non-inventory garden. The lodge and gates are on the road at the south-east corner. It would be difficult to envisage large scale buildings and traffic on this site without impacting on the LB and garden.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	Y				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
<b>PLANNING OVERVIEW</b>	Potential adverse impact on Lockerbie Manor Hotel Category B listed building and wider grounds and setting which are a non-inventory garden. Buildings should be set back from eastern boundary to minimise landscape impact on the non-inventory designed landscape at Lockerbie House to the east								
<b>SEA OVERVIEW</b>	Subject to buildings being set back from eastern boundary to minimise landscape impact on the non-inventory designed landscape at Lockerbie House to the east, any potential adverse impact would be minimised.						<b>SEA SCORE: 0</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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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: Greenfield site with strong rural character created by plantation woodland to the west and east but is significantly influenced by existing B&I site to south which is poorly screened. Open visibility to south-west with an open agricultural outlook to the north. Converted steading to north includes at least 3 dwellings which look directly onto the site. Partial development of area to south of existing hedgerow could achieve a landscape fit provided that the height of development is restricted and significant screening is built in, retaining hedgerow with additional tree planting.	
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	Greenfield site with strong rural character created by plantation woodland to the west and east but is significantly influenced by existing B&I site to south which is poorly screened			X	Partial development of area to south of existing hedgerow could achieve a landscape fit provided that the height of development is restricted and significant screening is built in, retaining hedgerow with additional tree planting. Larger site area was initially assessed, now recommended that field unit of some 6.7 ha allocated rather than larger site area.	0
Will development of the site be well integrated visually with the existing settlement		N	SNH - Sites are inter-related in position and proposed use, recommend that principles for this site are developed jointly with LRB.B&I202 and LRB.B&I203.			X		0
Are there any locally attractive views that will be impacted by development of the site		Y	SNH - East boundary of site is currently very open, with moderately open views across to LRB.B&I202 and the line of hills to the west beyond.			X	Planting and site layout should reflect that of the depot to the south where buildings are set back from the road and the site benefits from the presence of trees in the hedgerow.	0
<b>PLANNING OVERVIEW</b>	Comprehensive landscaping scheme required. The hedge boundary should be retained subject to pedestrian/cycle/vehicular access points with additional landscaping provided along the eastern and northern boundaries. Buildings should be set back from eastern boundary to minimise landscape impact on the non-inventory designed landscape at Lockerbie House to the east.							
<b>SEA OVERVIEW</b>	Subject to the above requirements any adverse impact on the landscape would be mitigated.						<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Outwith existing settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Landowner has confirmed would be willing to release land for development.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	Demand for Business and Industry sites in Lockerbie is strong with existing sites at Stevens Croft and Hangingshaws now built out and new sites are required. This site provides a viable business and industry site option subject to a master plan and transport assessment being prepared and submitted as part of any planning application and agreed with the Council. The masterplan will need to include an overall layout for the site, details on how the site is to be phased and a comprehensive landscaping scheme. Development proposals will need to demonstrate that they will not have any adverse impact on neighbouring residential properties. The hedge boundary should be retained subject to pedestrian/cycle/vehicular access points with additional landscaping provided along	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	<p>the eastern and northern boundaries. Buildings should be set back from eastern boundary to minimise landscape impact on the non-inventory designed landscape at Lockerbie House to the east. Improvements will need to be made to Dryfe Road (B723) to accommodate development on the site. A flood risk assessment will need to be submitted and agreed with SEPA and the Council as part of any planning application in order to identify the developable area. Investment may be required at the Lockerbie Waste Water Treatment Works and build out rates would require to be discussed with Scottish Water.</p>
<b>OVERALL SEA COMMENT</b>	<p>Negative SEA impact as development of the site would have a negative impact on Soils as would involve the development of prime agricultural land and Material Assets as would involve the development of a greenfield site. All other factors would be neutral subject to appropriate mitigation measures being addressed.</p>

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LRB.B+I 205	<b>Source of site suggestion:</b>	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>  No planning history but directly adjoins 14/P/4/0153 extension and stables to veterinary centre	
<b>Site name:</b> Land west of ice rink	Call for sites		
<b>Settlement:</b> Lockerbie	<b>Current use:</b> Arable agricultural land	<b>Existing LDP allocations/ designations:</b> Allocated for mixed use	
<b>OS Grid Reference (Easting, Northing):</b> 313223, 582295			
<b>Site Size (ha):</b> 4.44	<b>Proposed use:</b> Business and Industry	<b>HMA:</b> Dumfries	<b>Date completed:</b> October 2017

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
<b>Score Symbol</b>	++	+	0	?	+/-	X	XX

### Legends

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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 but noted that line of mature trees along Glasgow Road and other boundary vegetation including along former railway line should be retained								
Are there any known invasive species within the site		N		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	As long as tree/hedge lines maintained in development	GIS, SV, C	0		0	N
<b>PLANNING OVERVIEW</b>	Potential to retain and enhance boundary vegetation.							
<b>SEA OVERVIEW</b>	Neutral SEA impact						<b>SEA SCORE: 0</b>	

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. Informal use of parts of perimeter for walking evident.			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		Y	Comment: South west tip of site crossed by RoW						
		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	0.4
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:	Lockerbie Primary School				Lockerbie Academy					
	Capacity:	25				116					
	Distance:	<1				<1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is close to many local facilities and services.										
<b>SEA OVERVIEW</b>	Positive SEA impact						<b>SEA SCORE: +</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		Y	Soil classification (The James Hutton Institute) The site is agricultural land within the settlement boundary of Lockerbie	3.1 GIS, SV	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	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
<b>PLANNING OVERVIEW</b>	Although the site is prime agricultural land in arable production it lies within the settlement boundary							
<b>SEA OVERVIEW</b>	Negative SEA impact						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Watercourse directly adjacent to part of site.		0		0	Y
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. Body of water adjacent to the site [DGFT] Surface water - high risk from burn [SEPA]	C, GIS	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.	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 located immediately downstream of site.	C, GIS	0	Drainage impact assessment & Flood risk assessment required	0	Y
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW	C	?	Subject to required improvements	0	Y
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk WTW has sufficient capacity but further investigation may be required to establish what impact, if any this development has on the existing network [SW]	C	0	Flow and Pressure test or Water Impact Assessment Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	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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<b>PLANNING OVERVIEW</b>	There are a number of flooding issues and water treatment matters that would need to be overcome and may impact on area of build								
<b>SEA OVERVIEW</b>	Neutral SEA impact subject to mitigation and design						<b>SEA SCORE: 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	C	0		0	N	
What are the surrounding land uses and are there possible polluting uses nearby	PHH		Roads Transport Depot to north, veterinary clinic to east, former railway line open space to south and roads to west [Glasgow Road, gap and M74]	SV, GIS	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	There is nothing known at present.	C	0		0	N	
<b>PLANNING OVERVIEW</b>	Air quality would not be an issue for business/industry use and unlikely to be an issue for housing								
<b>SEA OVERVIEW</b>	Neutral SEA impact						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS								
Is the site.....		Brownfield	N	Comment: Agricultural land used for arable production.				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	SV, GIS	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		SV, GIS	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	However, is adjacent to Roads Transport Depot where noise may be an issue for residential	GIS, SV	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		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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(paragraph 4.9)									
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N		
<b>PLANNING OVERVIEW</b>	Loss of greenfield, agricultural land; potential for surface water flooding issues; close to roads transport depot and close to m74 road with risk of noise pollution for residential use								
<b>SEA OVERVIEW</b>	Negative SEA impact for loss of agricultural land						<b>SEA SCORE: X</b>		

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 bound to the west by the B7076 and shares a frontage of approx 70m with the B7068 Glasgow Road. The site lies higher than Glasgow Road and there is a retaining feature along the road boundary. Access would therefore require significant engineering works. There may be potential to form an access which would incorporate the existing access to the veterinary surgery. Access to the B7076 "APR" may not be appropriate for housing, however; access to the B7076 would be acceptable to serve a commercial or business/industry proposal. It would be appropriate that a Transport Assessment be provided and that a masterplan approach be adopted. Development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed use. Parking provision should be in accordance with Dumfries and Galloway Council parking standards.						
<b>PLANNING OVERVIEW</b>	Access to the B7076 "APR" would be acceptable to serve a commercial or business/industry proposal. It would be appropriate that a Transport Assessment be provided and that a masterplan approach be adopted. Strategic location in close proximity to Junction 17 A74 (M).								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Longest road frontage is to the west but has a range of aspects			SV, GIS	0		0
Can the site make best use of solar gain		Y	A well designed layout good take advantage of solar gain and natural lighting for industrial use and some potential for residential properties too.		SV, GIS	0		0
Is the site protected from prevailing winds		N	Slightly raised - between 70m and 75m AOD		SV, GIS	0		0
<b>PLANNING OVERVIEW</b>	There is some potential for passive solar gain but little protection from prevailing wind for either housing or an industrial scheme.							
<b>SEA OVERVIEW</b>	Neutral SEA impact						<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building N	Scheduled Monuments N	Conservation Area N	Inventory of Historic Battlefield N	Comment Archaeology - Southern edge bound by route of former railway. Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N	Historic Built Environment - No Conservation Area or Listed Buildings. No notable historic buildings. Areas of archaeological interest noted above.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L			Bounded on southern edge by course of former railway		X	Nearby sites indicate the possibility of prehistoric remains, evaluation would be required.	0
<b>PLANNING OVERVIEW</b>	Some potential for archaeological interest noted which would require further evaluation and exploration.							
<b>SEA OVERVIEW</b>	Neutral SEA impact subject to mitigation						<b>SEA SCORE: 0</b>	

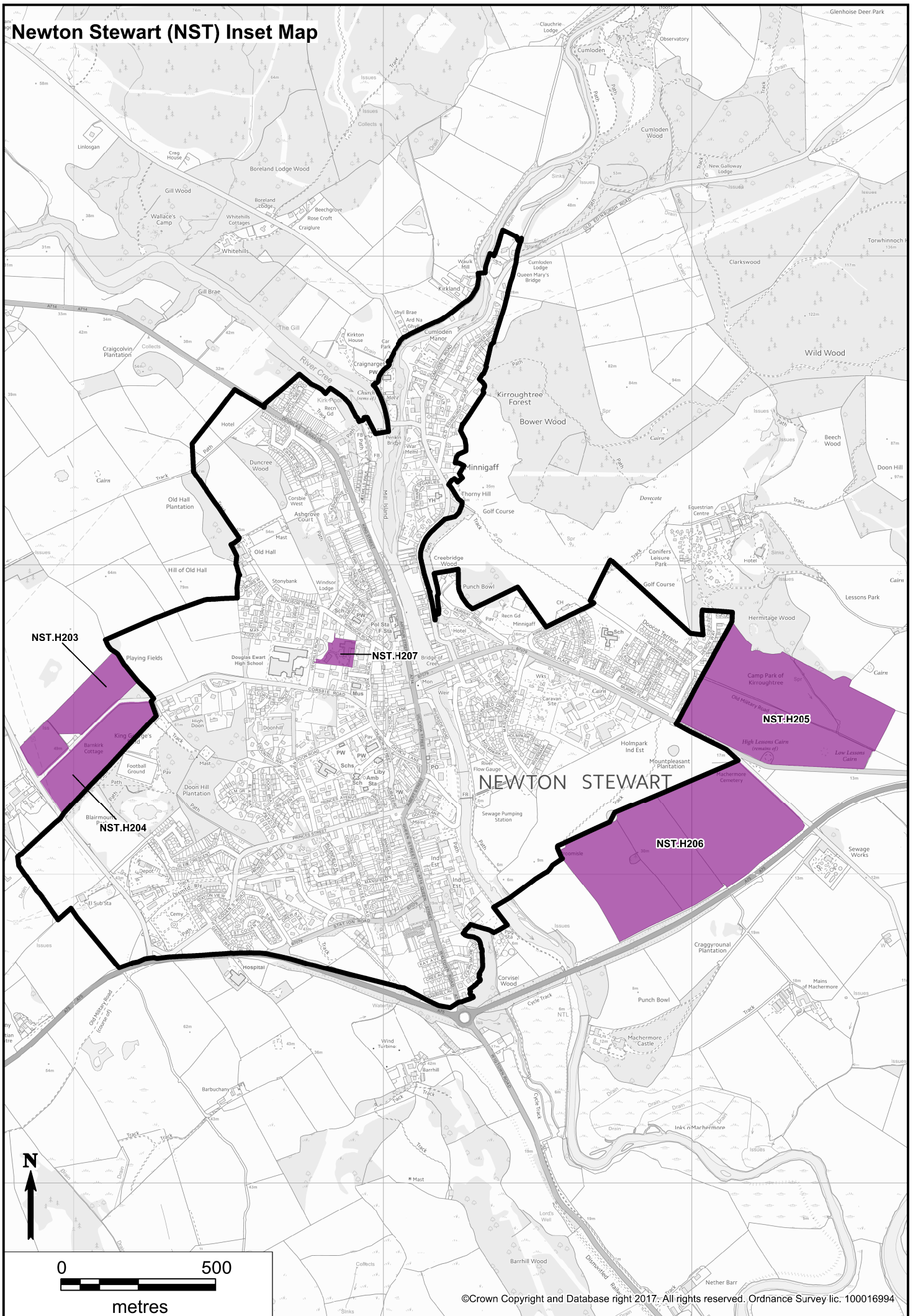
LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment Awkward site, with some potential to the eastern areas, but has some complex issues and performs a variety of functions with respect to wider landscape character and visual qualities. Specifically the western edge should remain green space, potentially planted, as a buffer and partial screen between the road / motorway corridor and the town, benefiting local and wider landscape		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y		Site rises from west to east and south to north-east. It has a distinctive tree line on western road boundary and a burn with associated vegetation along eastern boundary and former railway to southern boundary.	SV, GIS, C	0		0 N
Will development of the site be well integrated visually with the existing settlement		Y		The natural topography of the site needs to be taken into account. It will be very visible but if well designed buildings are included and layout can work with the site could integrate with the existing development. Landscape would benefit from large spaces between buildings which would preserve views and help with surface water drainage matters. Tree line should be retained and enhanced.	SV, GIS	0		0 N
Are there any locally attractive views that will be impacted by development of the site		Y		The view to the open site itself and hills beyond from Glasgow Road is an attractive view.	SV, GIS	0		0 N
<b>PLANNING OVERVIEW</b>	The site could be developed with sensitivity to incorporate and enhance existing landscape features.							
<b>SEA OVERVIEW</b>	Neutral SEA impact						<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Just within the western edge of the settlement boundary; B7076 forms western edge and M74 between 100m and 250m from edge of site.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Can the site be delivered within the LDP timeframe	Y							
<b>OVERALL PLANNING COMMENT</b>	There are 2 existing residential properties adjacent to the roads depot. Development proposals will need to demonstrate that they will not have an adverse impact on neighbouring residential properties and community uses. Access to the B7076 "APR" would be acceptable to serve a commercial or business/industry proposal. It would be appropriate that a Transport Assessment be provided and that a masterplan approach be adopted. Strategic location in close proximity to Junction 17 A74 (M). The masterplan will need to include an overall layout for the site, details on how the site is to be phased and a comprehensive landscaping scheme. There are flooding, access and water supply issues which might be overcome with engineering and landscape layout solutions. Site is well placed for strategic transport network and for community facilities, town centre and railway station. Potential to encourage active travel and use of sustainable transport							
<b>OVERALL SEA COMMENT</b>	Negative impact in terms of Material Assets as involves the loss of greenfield land. Positive SEA impact in terms of Population and Human Health due to proximity of community facilities and scope for active and sustainable travel.							

# Newton Stewart (NST) Inset Map



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NST.H203	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 08/P/5/0157	
<b>Site name:</b> Land to northeast of Barnkirk Cottage			
<b>Settlement:</b> Newton Stewart	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b>		<b>Existing LDP allocations/ designations: n/a</b>	
<b>Site Size (ha):</b> 4.98	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & 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	N			SV	0		0	
<b>PLANNING OVERVIEW</b>	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	Secondary						
		School name:	Penninghame			Douglas Ewart					
		Capacity:	40			285					
		Distance:	0-1			1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
<b>PLANNING OVERVIEW</b>	The site located relatively close to most local services.										
<b>SEA OVERVIEW</b>	The site is located relatively close to local services and development would support local facilities and services resulting in positive SEA impacts.						<b>SEA SCORE: +</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		Y	Soil classification (The James Hutton Institute)	3.2	O	X		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 potentially contaminative former use.		C	X		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

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	Records suggest the presence of a culvert drainage system within this site. Site appears in SEPA pluvial floodmap.		C	X	Drainage Impact Assessment required in conjunction with culvert investigations.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Further investigation such as a Drainage Impact Assessment (DIA) will 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 supply	PHH	Y	Penwhirn sufficient capacity at the works.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment will be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Development Enquiry process is strongly recommended			
<b>PLANNING OVERVIEW</b>	Site appears in SEPA pluvial flood map and therefore a DIA is required in conjunction with culvert investigations. Early engagement with Scottish Water is required regarding impact the development would have on the mains water supply and the waste water sewer capacity.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Greenfield , 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	Proposed use for residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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



Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	Y	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development. Pylons run through the southern western edge of the site.										
<b>SEA OVERVIEW</b>	The development of a greenfield site would have a negative SEA impact.							<b>SEA SCORE: X</b>			

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 (4.98ha) is located to the north of the U54w. The U54w public road has been improved on the south side (widened, kerbed, lit, footway) from Corsbie Road as far as the access serving King Georges Field. Residential development of this site and the resulting increase in traffic generated, would require similar improvement of the U54w from the access serving St Georges Field to the junction with the U52w including the extension of the 30mph speed restricted area. There is potential for access to be taken from the U52w (subject to appropriate visibility requirements - national speed limit) and U54w public road. This site lies opposite to NST.H204 located south of the U52w. Should both sites be included in the LDP, advice should be that they be masterplanned together lest one prejudice the other and also so that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. 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 Parking Standards at the appropriate rate for the type of development proposed.							
<b>PLANNING OVERVIEW</b>	There is potential for access to be taken from the U52w (subject to appropriate visibility requirements - national speed limit) and U54w public road. This site lies opposite to NST.H204 located south of the U52w. Should both sites be included in the LDP, advice should be that they be master planned together lest one prejudice the other and also so that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site with a slight upward slope to the east.			SV	0		0	
Can the site make best use of solar gain		Y	Site is slightly west facing so could make use of solar gain.		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		N	Site is open to prevailing winds and therefore has limited protection.		SV	x	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>
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### CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Archaeology - Known prehistoric settlement site (MDG3080) and other features recorded in central portion of development site to north-west of Barnkirk Cottage. The feature should be retained within open ground in preference. Should this not be possible full and extensive excavation would be required.  Historic Built Environment - Outside conservation area and no Listed Buildings however Barnkirk Cottage is a traditional building, single storey and L plan with a small outbuilding [garage] which, given the prominence of the raised site may be a basis for new design. Properties should be grouped along the road frontage or/and on short perpendicular roads to create a small rural hamlet rather than the more suburban effect of the houses at adjacent development. Random stone, dry stane dykes should be retained, repaired and introduced around properties rather than the more formal boundary wall of Doonhill Wood. The openness could ideally be broken up using intermittent groups of trees rather than/or as well as individual garden trees to create a rural hamlet feel
		Conservation Area	N	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	N	
		Archaeological site	Y	Garden or Designed Landscape		

Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		C	0		0	
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<b>PLANNING OVERVIEW</b>	A known archaeological feature is located to the north west of Barnkirk Cottage. Preference is to retain feature but if this is not possible then a full and extensive excavation is required. A traditional building is located on the site. Stone and dry stane dykes should be retained, repaired and introduced around properties.						
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<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>
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### LANDSCAPE

Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:
		Wild Land	N	TPOs	N	

Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N		SV	0		0	
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Will development of the site be well integrated visually with the existing settlement		N	Relatively remote rural site which relates to wider strongly rural agricultural landscape rather than settlement (other than by proximity to school games pitch). Partial visual containment by shallow ridgeline to the north but open to the west and south-west. Tree 'triangle' screens/separates site from existing housing to the east. Single dwelling surrounded by site; farm to south-west.	C	X	Unlikely to be suitable for development unless H204 is developed first.	0	
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			Powerline and distant wind farms do not exert a major influence over this landscape.						
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0		
<b>PLANNING OVERVIEW</b>	This site is considered remote from the settlement and would unlikely be suitable for development unless H204 is developed first.								
<b>SEA OVERVIEW</b>	This site is considered remote and unsuitable for development and unless NST.H204 is developed first and therefore would not result in any SEA concerns.						<b>SEA SCORE: 0</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site adjoins Newton Stewart settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	This site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Site requires the development of site NST.H204 to be developed first before being considered suitable on landscape grounds.
<b>OVERALL PLANNING COMMENT</b>	This site is not being recommended for inclusion within LDP2. This site is relatively remote from the settlement and would only be considered suitable on landscape grounds if site NST.H204 was developed first. The site is located on Prime Agricultural Land and would require early engagement with Scottish Water to determine the impact development would have on the mains water supply and waste infrastructure. Stone and dry stane dykes should be retained, repaired and introduced around properties. A number of other sites have been included for development that is considered to provide a more appropriate pattern of development and expansion of the town at this time.	
<b>OVERALL SEA COMMENT</b>	There a negative and positive SEA impacts. Negative: development would result in the loss of Prime Agricultural Land. Positive: site is within walking distance of most existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NST.H204	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Land adjacent Barnkirk Cottage			
<b>Settlement:</b> Newton Stewart	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> N/A	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 5.14	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Adjacent to ancient woodland site				
Are there any known invasive species within the site	N			GIS & 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	Site adjoins area of open space including many mature trees which could disrupt wildlife corridors and habitat connectivity.		SV	X	Careful consideration of design and planting could help create new habitats connecting to existing woodland on the edge of the site, enhancing the environment		0
<b>PLANNING OVERVIEW</b>	Development of site should be assessed against policy NE6 to mitigate any impact on woodlands. Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site development proposals.							
<b>SEA OVERVIEW</b>	There are no SEA issues subject to mitigation						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0								
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: Adjacent Blairmont Park core path							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Penninghame				Douglas Ewart					
	Capacity:	40				285					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	This is located relatively close to most local services.										
<b>SEA OVERVIEW</b>	The site is located relatively close to local services and development would support local facilities and services resulting in positive SEA impacts.						<b>SEA SCORE: +</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		Y	Soil classification (The James Hutton Institute)	3.2	O	X		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 potentially contaminative former use		C	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	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.								
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>		

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	No flood risk concerns		C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Please note the nearest sewer is approx 390m away. Further investigation such as a Drainage Impact Assessment (DIA) will 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 supply	PHH	Y	Penwhim sufficient capacity at the works.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment will 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. Please note a 500m Trunk main is within site and appropriate stand off distances are required. All proposals will have to be agreed with our Asset Impact Team.			
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is required regarding impact the development would have on the mains water supply and the waste water sewer capacity.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Greenfield	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N	Proposed use for residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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

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

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 (5.14ha) is located to the south of the U54w. The U54w public road has been improved on the south side (widened, kerbed, lit, footway) from Corsbie Road as far as the access serving King Georges Field. Residential development of this site and the resulting increase in traffic generated, would require similar improvement of the U54w from the access serving St Georges Field to the junction with the U52w including the extension of the 30mph speed restricted area. There is potential for access to be taken from the U52w (subject to appropriate visibility requirements - national speed limit) and U54w public road. This site lies opposite to NST.H203 located north of the U52w. Should both sites be included in the LDP, advice should be that they be masterplanned together lest one prejudice the other and also so that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. 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 Parking Standards at the appropriate rate for the type of development proposed.						
<b>PLANNING OVERVIEW</b>	There is potential for access to be taken from the U52w (subject to appropriate visibility requirements - national speed limit) and U54w public road. This site lies opposite to NST.H203 located north of the U52w. Should both sites be included in the LDP, advice should be that they be masterplanned together lest one prejudices the other and also so that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site			SV	0		0	
Can the site make best use of solar gain		Y	Site is slightly west facing so could make use of solar gain.		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		N	Site is partially sheltered from a line of mature trees on the southern boundary.		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Potential archaeological features recorded to the south-east of Barnkirk Cottage. Evaluation would be required. HBE - Outside conservation area and no Listed Buildings however Barnkirk Cottage is a traditional building, single storey and L plan with a small outbuilding [garage] which, given the prominence of the raised site may be a basis for new design. Properties should be grouped along the road frontage or/and on short perpendicular roads to create a small rural hamlet rather than the more suburban effect of the houses at adjacent development. Random stone, dry stane dykes should be retained, repaired and introduced around properties rather than the more formal boundary wall of Doonhill Wood. The openness could ideally be broken up using intermittent groups of trees rather than/or as well as individual garden trees to create a rural hamlet feel – landscape comments may give better detail.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N							
<b>PLANNING OVERVIEW</b>	Possible archaeological features recorded to the south east of Barnkirk Cottage and therefore evaluation would be required. Stone and dry stane dykes should be retained, repaired and introduced around properties.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:			
		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		Although site has greater potential than NST.H203 and contained by roads and park it is still remote from settlement. It is an agricultural area facing away from settlement but adjacent to recreation park. Development would extend settlement into a new valley/area, detracting from context of settlement which relates to river crossings.	C	X		X	
Will development of the site be well integrated visually with the existing settlement		N		See above	C	X		X	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
<b>PLANNING OVERVIEW</b>	This site is considered remote from the settlement and would unlikely be suitable for development								
<b>SEA OVERVIEW</b>	There are landscape concerns that would result in negative SEA impact.						<b>SEA SCORE: X</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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### PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site adjoins the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Site was not submitted by
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Site is considered ineffective due to landscape grounds and therefore unlikely to be delivered in the LDP timeframe.
<b>OVERALL PLANNING COMMENT</b>	This site is not being recommended for inclusion within LDP2. This site is relatively remote from the settlement. The site is located on Prime Agricultural Land and would require early engagement with Scottish Water to determine the impact development would have on the mains water supply and waste infrastructure. A number of other sites have been included for development that is considered to provide a more appropriate pattern of development and expansion of the town at this time.	
<b>OVERALL SEA COMMENT</b>	There a negative and positive SEA impacts. Negative: This site has landscape issues and development would result in the loss of Prime Agricultural Land. Positive: site is within walking distance of most existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NST.H205	<b>Source of site suggestion:</b> MIR	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Land north of New Galloway Road			
<b>Settlement:</b> Newton Stewart	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b>		<b>Existing LDP allocations/ designations:</b> n/a	
<b>Site Size (ha):</b> 18.85	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	+	x	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
<b>Score Symbol</b>	++	+	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	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Adjacent to ancient woodland site				
Are there any known invasive species within the site	N			GIS & 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	Site adjoins area of open space including many mature trees which could disrupt wildlife corridors and habitat connectivity.		SV	X	Careful consideration of design and planting could help create new habitats connecting to existing woodland on the edge of the site, enhancing the environment	0	
<b>PLANNING OVERVIEW</b>	Development of site should be assessed against policy NE6 to mitigate any impact on woodlands. Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
<b>SEA OVERVIEW</b>	There are no SEA issues subject to mitigation.						<b>SEA SCORE: 0</b>	

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)	0-1	Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Minnigaff				Douglas Ewart		Douglas Ewart			
	Capacity:	81				285					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located relatively close to most local services.										
<b>SEA OVERVIEW</b>	The site is located relatively close to local services and development would support local facilities and services resulting in positive SEA impacts.							<b>SEA SCORE: +</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		Y	Soil classification (The James Hutton Institute)	3.2	O	X		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 potentially contaminative former use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.								
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>		

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	Records suggest the presence of a culvert drainage system within this site. Site appears in SEPA pluvial flood map.		C	0	Drainage Impact Assessment required in conjunction with culvert investigations. SEPA require an FRA.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	?	Further investigation such as a Drainage Impact Assessment (DIA) will 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 supply	PHH	Y	Penwhirn sufficient capacity at the works.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment will be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	A Drainage Impact Assessment in conjunction with culvert investigations and a Flood Risk Assessment are required. Early engagement with Scottish Water is required regarding impact the development would have on the mains water supply and the waste water sewer capacity.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Greenfield	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 use for residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
<b>SEA OVERVIEW</b>	The development of a greenfield site would have a negative SEA impact.						<b>SEA SCORE: X</b>				

### 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 housing site (18.85ha), lies to the north of the B7079 New Galloway Road. The site could be served by multiple new accesses from New Galloway Road with possible potential to form an adoptable link to Heron Way. The B7079 has a cycleway along the entire site frontage however street lighting and the 30mph speed restricted area will require extending. Any development should take into consideration site NST.MU1 located south of the B7079 and its shared frontage on the B7079. Given the size of this site, it would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
<b>PLANNING OVERVIEW</b>	There are multiple access points to this site but consideration must be given to the future development and access to adjacent site NST.MU1. A Transport Assessment is required due to the size of the site.							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site			SV	0		0
Can the site make best use of solar gain		Y	Site is large, open and unobstructed from potential solar gain.		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		N	Site is large and open and unprotected from prevailing winds		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>	

### CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Unsuitable for development due to presence of nationally significant Bronze Age burial cairns within and adjacent to the site, Sight-lines between elements		
		Conservation Area	N	Inventory of Historic Battlefield	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	?	of this nationally important group of monuments are as important as the individual monuments themselves. In addition the Old Military Road runs through the site, an undated enclosure and linear feature are recorded at the western end of the development area, and the late medieval farmstead of Lissens straddles the northern boundary. The site is also adjacent to the non-inventory designed landscape of Kirroughtree, and development would significantly detract from the landscape views on the approach into the town from the east. HBE - Outside conservation area. Close to setting of Category B Listed Kirroughtree House (Hotel) and outbuildings B Listed Doocot, C Listed Icehouse. Notwithstanding the archaeology and designed landscape referred to above, there may be opportunity for a carefully designed, sensitive and well planned landscaped development to enhance the approach to NS.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
<b>PLANNING OVERVIEW</b>	Development considered unsuitable due to presence on site of nationally significant Bronze Age burial cairns.								
<b>SEA OVERVIEW</b>	Development of this site would result in a negative SEA impact due to archaeological concerns.						<b>SEA SCORE: X</b>		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Galloway Hills RSA		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The eastern part of the site should remain undeveloped due to its potential impact on attractive landscape features.			C	X	Any development should only be considered on the western section of the site in line with adjacent site NST.MU1 which could form a new edge to the settlement. The adjoining ancient woodland to the north, which forms part of a non-inventory designed landscape, needs to be protected from development.	0
Will development of the site be well integrated visually with the existing settlement		?	Partially. The western section could form a new settlement boundary with the development of site NST.MU1			C	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	The site is adjacent to the non-inventory designed landscape of Kirroughtree, and development would significantly detract from the landscape views on the approach into the town from the east			C	X	Should NST.MU1 be developed then it could form a new boundary to settlement along with the western part of NST.H205.	0
<b>PLANNING OVERVIEW</b>	Development of the western section of the site would only be considered suitable on landscape grounds and any development should be considered against policy NE2 Regional Scenic Areas.								
<b>SEA OVERVIEW</b>	Subject to development of the site being focused to the western section there should be no SEA issues.						<b>SEA SCORE: 0</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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**PLANNING/EFFECTIVENESS ISSUES**

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site adjoins the Newton Stewart settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Site was submitted through the Main Issues Report but not by landowner
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	The site contains significant archaeological issues and should remain undeveloped.
<b>OVERALL PLANNING COMMENT</b>	This site is not being recommended for inclusion within LDP2. This site is a large open site which adjoins the settlement boundary. The site contains a nationally significant Bronze Age burial site and should remain undeveloped and there are landscape concerns. A number of other sites have been included for development that is considered to provide a more appropriate pattern of development and expansion of the town at this time.	
<b>OVERALL SEA COMMENT</b>	There are negative and positive SEA issues. Negative: The site has significant archaeological concerns and should remain undeveloped. There are landscape concerns with development of the eastern section of site. Development would result in loss of greenfield and Prime Agricultural Land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NST.H206	<b>Source of site suggestion:</b> Main Issues Report	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Land north west of A75			
<b>Settlement:</b> Newton Stewart	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> n/a	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 23.9	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Adjacent to ancient woodland 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			SV	X		0	
<b>PLANNING OVERVIEW</b>	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals. Development of site should be assessed against policy NE6 to mitigate any impact on woodlands.							
<b>SEA OVERVIEW</b>	There are no SEA issues subject to mitigation.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N								
		Community/village hall	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Minnigaff				Douglas Ewart Douglas Ewart					
	Capacity:	81				285					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located relatively close to most local services.										
<b>SEA OVERVIEW</b>	The site is located relatively close to local services and development would support local facilities and services resulting in positive SEA impacts.							<b>SEA SCORE: +</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		Y	Soil classification (The James Hutton Institute)	3.2	O	X		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 potentially contaminative former use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.								
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>		

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			C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Further investigation such as a Drainage Impact Assessment (DIA) will 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 supply	PHH	Y	Penwhirn sufficient capacity at the works.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment will be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is required regarding impact the development would have on the mains water supply and the waste water sewer capacity.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Greenfield	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 use for residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
<b>SEA OVERVIEW</b>	The development of a greenfield site would have a negative SEA impact.						<b>SEA SCORE: X</b>	

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 very large proposed housing site (23.9ha), lies remote from the town settlement and to the south west of the U249w public road and to the northwest of the A75 Trunk Road. Transport Scotland should be consulted about potential access from the A75(T). Site NST.MU1 is located along its north west boundary. Any development should take into consideration the adjacent site NST.MU1 and potential links if appropriate. Machermore Cemetery is located at the junction of the U249w and B7079 with informal on-street parking. Given the size of this site, Should you decide to include this site in the LDP then it would be appropriate that a Transport Assessment and a Masterplan should be required so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
<b>PLANNING OVERVIEW</b>	Access can be taken from the New Galloway Road but Transport Scotland should be consulted about potential access from the A75(T). Development would need to consider adjoining site NST.MU1. A Transport Assessment is also required due to the sites large size.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site		SV	0		0
Can the site make best use of solar gain		Y	Site is relatively flat and open		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		N	Site is relatively flat and open and not protected from prevailing winds.		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building N	Scheduled Monuments N	Comment: Arch - Possible prehistoric burial mound (MDG3150) noted within the site, which would require retention within designed open ground. Proximity of nearby				
		Conservation Area N	Inventory of Historic Battlefield N					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N	prehistoric burials means archaeological mitigation will be required. HBE - No Listed Buildings on the same side of the A75 but Category B Machermore Castle and Category C Machermore steading opposite on south side of A75. There may be limited potential for very carefully conceived small development along the frontage of the minor road which might not detract from the approach to NS but not in isolation of/ahead of other development.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N						
<b>PLANNING OVERVIEW</b>	There is a possible prehistoric burial mound within the site and therefore archaeological mitigation is required.							
<b>SEA OVERVIEW</b>	Development of this site would result in a negative SEA impact due to archaeological concerns.						<b>SEA SCORE: X</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land		RSAs TPOs	Y	Comment: Galloway Hills 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	The northern section includes a moraine (split between this site and consented site to north). Upper areas should remain undeveloped and retained as open space. Roundels (circular small woods) are important and prominent landscape features and need to be protected from development/inappropriate use. Drystone dykes also an important feature. Upper areas and areas close to the A75 should remain undeveloped.	C	X	Only limited development possible. Potential development adjacent to the minor road off New Galloway Rd may be appropriate and if developed, should tie in with adjacent site. However upper areas and areas close to the A75 should remain undeveloped.	x	
Will development of the site be well integrated visually with the existing settlement		N	Large open site which is strongly influenced by traffic noise from the A75 which defines the southern site boundary.	C	X		X	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
<b>PLANNING OVERVIEW</b>	Any development should be considered against policy NE2 Regional Scenic Areas. Only very limited parts of site considered suitable on landscape grounds but due to location of site and its size it is considered on the whole unsuitable for development.							
<b>SEA OVERVIEW</b>	Development of this site would result in a negative SEA impact due to landscape concerns.						<b>SEA SCORE: X</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site adjoins Newton Stewart settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	N	Site was submitted through the Main Issues Report but not by landowner
Are there any known restrictive covenants or ransom	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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strips								
Can the site be delivered within the LDP timeframe	N		Large site with numerous issues including its location, size, landscape.					
<b>OVERALL PLANNING COMMENT</b>	This site is not being recommended for inclusion within LDP2. This site is a large open site which adjoins the settlement boundary. The site is located adjacent the A75 trunk road and has landscape issues associated with it. The site lies beyond the undeveloped NST.MU1 and therefore currently remote from settlement. A number of other sites have been included for development that is considered to provide a more appropriate pattern of development and expansion of the town.							
<b>OVERALL SEA COMMENT</b>	There are negative and positive SEA issues. Negative. Landscape issues associated with its location adjacent to the A75 trunk road and numerous features. There are archaeological concerns and development would result in the loss of Prime Agricultural Land. Positive: The site is within walking distance of some existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.							



## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NST.H207	<b>Source of site suggestion:</b> Main Issues Report	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Former Community Centre			
<b>Settlement:</b> Newton Stewart	<b>Current use:</b> Vacant	<b>Existing LDP allocations/ designations:</b> n/a	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 0.81	<b>Proposed use:</b> Residential	<b>HMA:</b> Mid Galloway	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & 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	N			SV	0		0	
<b>PLANNING OVERVIEW</b>	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
<b>SEA OVERVIEW</b>	There are no SEA issues subject to mitigation.						<b>SEA SCORE: 0</b>	

### 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									
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Penninghame				Douglas Ewart					
	Capacity:	40				285					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	This is a brownfield site within the settlement boundary and close to local services and facilities.										
<b>SEA OVERVIEW</b>	There are no SEA issues								<b>SEA SCORE: +</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 (The James Hutton Institute)	n/a	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site			Site appears to have been agricultural land until 1980s. Former community use unlikely to require investigation.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	There are no soil issues affecting this site							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

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			C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Depending on how many units this site will have will depend if Further investigation such as a Drainage Impact Assessment (DIA) will 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 supply	PHH	Y	Penwhirn sufficient capacity at the works.		C	0	Depending on how many units this site will have will depend if Further investigation such as Flow and Pressure test or Water Impact Assessment will be required to establish what impact, if any this development has on the existing network. Early	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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						engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	Early engagement with Scottish Water is required regarding impact the development would have on the mains water supply and the waste water sewer capacity.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential, community facilities.	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 use for residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: Former community centre building					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		?	Some buildings could possibly be re-used	SV	0		0		
Does the site have existing and potential mineral extraction		N		C	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
<b>PLANNING OVERVIEW</b>	The site is a brownfield site located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
<b>SEA OVERVIEW</b>	The development of a brownfield site would have a positive SEA impact.						<b>SEA SCORE: +</b>	

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 sloping site 0.81ha is the former Council offices. Access to this site can only be taken from Viewhills Road where there is an existing access. Whilst Roads have no objection in principle to redevelopment of this site, if an adoptable road is required (ie. to serve more than 2 dwellings) then it is likely that the existing westernmost building would require to be demolished. It is understood this building, which restricts access width to the rest of the site, is still used by the school and there is also a potential for children/vehicle conflict to occur. It should be noted that any proposed new access to serve 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 Parking Standards at the appropriate rate for the type of development proposed.						
<b>PLANNING OVERVIEW</b>	Access to this site can only be taken from Viewhills Road where there is an existing access. It is likely that the existing westernmost building would require to be demolished to allow access into site.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is sites is on slight northern facing slope		SV	0		0
Can the site make best use of solar gain		N	Northern facing slope which can't make best use of solar gain.		SV	X	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		?	North facing slope with buildings overlooking site which will provide some protection.		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Arch - No known historic environment issues. HBE - Directly adjoins the site of Category B Listed former Douglas Ewart High School which sits between 2 and 3m below the site. The conservation area boundary is on two sides of the site. Part of the buildings on the site may lend themselves to conversion		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						as a good example of a building from the its time[?] The selection of mature trees are a helpful backdrop to the conservation area.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Due to sites location there is possible opportunities to link development to the historic environment.	SV	0		0		
<b>PLANNING OVERVIEW</b>	The site is bounded to the north and east by the Conservation Area, located opposite a B listed building. Development should not respect the character of this area.								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

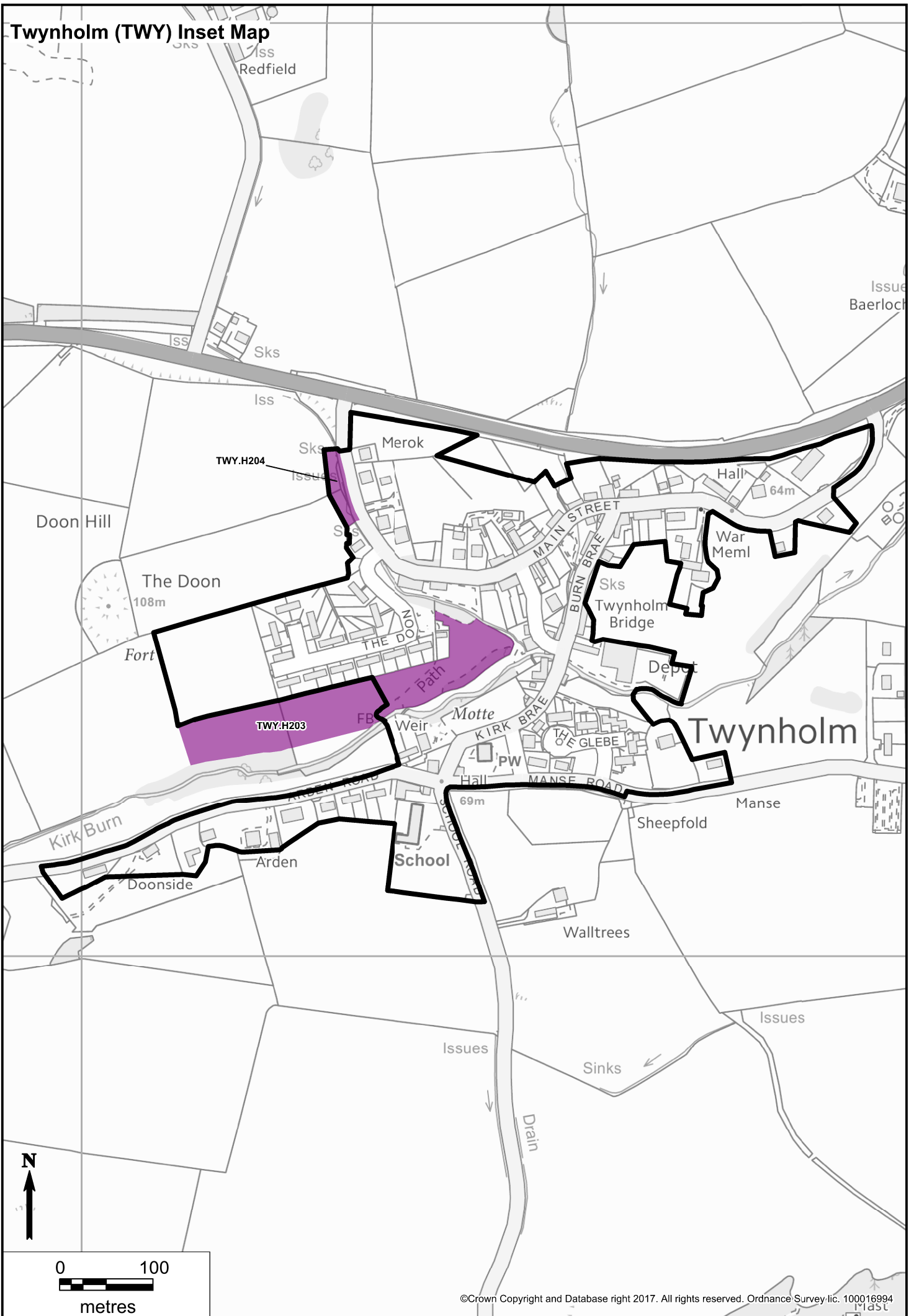
LANDSCAPE												
Is the site within or adjoining any of the following		NSAs		RSAs		Y	Comment: Galloway Hills RSA					
		Wild Land	N	TPOs	N							
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					It is visually prominent from the east and includes a number of specimen cherries, rowans and other small tree species. These may be worth retaining but are not of high amenity value. Consideration should be given to site lines from existing dwellings and to ensuring a high degree of permeability for pedestrians, including children accessing the new school campus.	C	0		0	
Will development of the site be well integrated visually with the existing settlement		Y					Development of 1 – 1.5 storey houses would likely be suitable.	SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0		0	
<b>PLANNING OVERVIEW</b>	Although there are features that could be retained there are no landscape issues affecting this site.											
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>					

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is within the Newton Stewart settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	N	Site was submitted through the Main Issues Report.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	There are access issues affecting this site that would need to be overcome but it is considered that this site can be delivered within the LDP timeframe.
<b>OVERALL PLANNING COMMENT</b>	This site is being recommended for allocation within LDP2. The site is located within the settlement boundary and is a former community centre with vacant buildings on site which have the potential for re-use. There are access issues with the site that would need to be resolved including the likely demolition of the western building. The site is bounded to the north and east by the Conservation Area, located opposite a B listed building and development should not negatively impact their character.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>OVERALL SEA COMMENT</b>	Development may have some positive SEA impacts. Site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.
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# Twynholm (TWY) Inset Map





## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> TWY.H203	<b>Source of site suggestion:</b> Land owner. <b>Main Issues Report Stage</b>	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> part of and eastern extension to the Doon			
<b>Settlement:</b> Twynholm	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b> 266205, 554286		<b>Existing LDP allocations/ designations:</b> None	
<b>Site Size (ha):</b> 2.45	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> October 2017

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	xx	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
<b>Score Symbol</b>	++	+	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 designations				
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	The site is bounded by mature trees along a watercourse, which should be retained and protected as part of any development. The gully and burn provides an important wildlife corridor and should be protected.	C	X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
<b>PLANNING OVERVIEW</b>	The existing trees and field boundaries should be retained as far as possible.								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						<b>SEA SCORE: 0</b>		

POPULATION AND HUMAN HEALTH												
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Open space- 'amenity greenspace'			SV	xx	No mitigation for loss of open space			xx	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)		0-1	Comment:							
		Right of Way		N								
		Core path		N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall		Y 0-1	Sports facilities	N	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
		Primary		Secondary								
		School name:	Twynholm Primary School			Kirkcudbright Academy						
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)	Capacity:		20			193						
	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					
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Whilst the site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts, the loss of open space would be a negative SEA impact which it would not be possible to mitigate.						<b>SEA SCORE: XX</b>
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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 + 4.2	0	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Possibly due to a steep sided gully surrounding the burn.		SV	X		X
Are there any contaminated soils issues on the site		N	No previous contaminative uses known.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of some prime quality agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime quality agricultural land and potential soil erosion would have a negative SEA impact						<b>SEA SCORE: X</b>	

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Fluvial - adjacent to 1 in 200 flood outline. A minor watercourse also flows adjacent to site.		SV C	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	Southern most boundary of the site falls within the medium likelihood fluvial SEPA flood maps. DGC hold records of flooding in connection with the site.  Site could significantly increase the potential PE of the village and therefore Scottish Water would need to show that the existing works and network could cope with the additional flow and loading. Site not currently sewered. Small watercourse would prevent the use of private drainage at this location.		C	X	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.	0	SEPA
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse		?							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
crossings or a large scale abstraction or allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW  SEPA- Sewerage treatment works capacity, network capacity and private drainage issues	C	?	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. 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 supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	C	?	Please note there is a 3"AC main to the East of site. 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0		
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity at both the water treatment works and the waste water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

<b>AIR QUALITY</b>									
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	Open fields and housing	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		SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</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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MATERIAL ASSETS																
Is the site.....		Brownfield		Comment:												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		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	Greenfield site, there are no existing structures that could be reused		SV	X	No mitigation	X								
Does the site have existing and potential mineral extraction		N			O	0		0								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment: There are no known constraints														
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
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land															
<b>SEA OVERVIEW</b>	The loss of greenfield land would have a negative SEA impact											<b>SEA SCORE: X</b>				

ROADS/ACCESS	
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	<p>The proposed site lies to the south and east of the U166s The Doon. The site is bounded to the south by the Kirk Burn and at the eastern end by an un-named watercourse which limit connectivity and which should be commented upon by the FRMT. The narrow nature of the site south of the rear of properties on The Doon may restrict development potential. The site should be served by extending the existing U166s The Doon public road. Suitable turning to serve an RCV and Fire Tender would be required. There may be potential to provide pedestrian/cycle link along a track to the U166s at the garaging area to the north east. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.</p>
<b>PLANNING OVERVIEW</b>	<b>An access to the site can be obtained.</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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CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Open sloping site	SV	0		0		
Can the site make best use of solar gain		?	Possibly	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+		
Is the site protected from prevailing winds		?	Trees on south boundary may offer some protection	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+		
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						<b>SEA SCORE: +</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No conservation area, Category B Listed Twynholm Parish Church nearest LB more than 105m with traditional buildings and small fort between it and site. Twynholm has retained much of its traditional character and development should take this into account so as not to overwhelm or dominate the village.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	X	Development of northern spur should be avoided. Trees along Kirk Burn should be retained	0		
<b>PLANNING OVERVIEW</b>	Development of the northern spur of the site should be avoided so not to adversely impact the prehistoric hillfort and it surrounding area. Retain trees to along Kirk Burn. Development should take account of traditional character of Twynholm in its proposal.								
<b>SEA OVERVIEW</b>	The north spur of the site will need to be excluded from development as it would have a negative impact on the prehistoric hillfort.						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:			
		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	Potential development creates landscape issues including impact on hillfort and is limited due to the narrow gully and burn along the southern boundary of the site.			C	X	Retain existing hedgerow	X
Will development of the site be well		?	Potential for some development to the west of The				?	Careful design and layout may mitigate this. Existing	?

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
integrated visually with the existing settlement			Doon avoiding the north west of the site closest to the hillfort. Western boundary has no definition.			hedgerow trees should be retained. Redrawing boundary to better reflect its landscape context, contours, course of the burn and field boundary patterns may make this more acceptable.			
Are there any locally attractive views that will be impacted by development of the site		?	Western boundary does not impede viewline from scheduled fort off Arden Road (MDG3640) to The Doon (MDG3662), which is welcome. Care would need to be taken with elevations in the northern spur of the site to prevent adverse impacts on views to The Doon from the south-east, for instance from the Manse Road approach into the town.	SV	?	Existing trees along northern edge of Kirk Burn should be retained to ensure that the proposal does not have an adverse effect on the setting of and view from the medieval motte (MDG3674) to the south of the burn.	0		
<b>PLANNING OVERVIEW</b>	Whilst the site is set back from the hillfort to the north west, significant landscape issues remain with the boundary of this site is its current form. The Gully and burn offer an important wildlife corridor and it is an area of protected open space providing a strong rural 'sense of place'.								
<b>SEA OVERVIEW</b>	Significant SEA concerns include development of an important wildlife corridor and protected area of open space.						<b>SEA SCORE: X</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
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	?	
<b>OVERALL PLANNING COMMENT</b>	The site is the same as TWY.H201 except that it is set back from the hillfort in the northwest and extends along the south of the Doon to the east into an area of protected open space. This modified version of TWY.H201 creates significant landscape issues and development should be avoided to the south of the site along the burn. The site has some potential for development as an extension to the west of The Doon road. As it is, recommend not to take this site forward in the Proposed Plan.	
<b>OVERALL SEA COMMENT</b>	The gully and burn provides an important wildlife corridor. Development must avoid this corridor. This attractive area has a strongly rural 'sense of place' and is defined as protected open space in the current LDP. Other negative SEA issues include loss of prime agricultural land, possible soil erosion due to steep gully along the burn and flood risk.	

## LOCAL DEVELOPMENT PLAN 2: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> TWY.H204	<b>Source of site suggestion:</b> Land owner. <b>Main Issues Report stage</b>	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> N/a	
<b>Site name:</b> land west of Main Street			
<b>Settlement:</b> Twynholm	<b>Current use:</b> Grazing	<b>Existing LDP allocations/ designations:</b> N/a	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b> 0.15	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> October 2017

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

### Scoring Guidance

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

### Legends

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



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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		GIS and C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	No loss of habitat connectivity or wildlife corridor		0	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
<b>PLANNING OVERVIEW</b>	No planning issues.							
<b>SEA OVERVIEW</b>	No SEA issues.						<b>SEA SCORE: 0</b>	

### 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		GIS	0		0					
			Distance (km)	0	Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N								
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities		Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary					Secondary				
			School name:	Twynholm Primary School				Kirkcudbright Academy				
			Capacity:	20				193				
			Distance:	0-1				4-5				
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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<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.								
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	No mitigation	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Site includes a steep slope		SV	X		X	
Are there any contaminated soils issues on the site		N	No known previous use.		C	O		O	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	O		O	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime quality agricultural land								
<b>SEA OVERVIEW</b>	The loss of prime quality agricultural land and potential soil erosion would have a negative SEA impact						<b>SEA SCORE: X</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A minor watercourse with potentially culverted sections flows through the site which could represent a potential flood risk.		C	X	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.	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	DGC hold flood records in relation to this site. Records suggest the presence of a culvert drainage system within this site. Site could significantly increase the potential PE of the village and therefore Scottish Water would need to show that the existing works and network could cope with the additional flow and loading. Site not currently sewered. Small watercourse would prevent the use of private drainage at this location.		C	X	Drainage Impact Assessment required in conjunction with culvert investigations.	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		?				0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW	C	?	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. 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 supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	C	?	Further investigation 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. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0		
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity at both the water treatment works and the waste water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH		Open fields and housing		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		SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: Currently used for animal grazing				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	There are no existing structures to reuse on the site.	SV	0			0			
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		SV	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		SV	0			0			
Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N	
		Comment: No known servicing constraints									
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
<b>PLANNING OVERVIEW</b>	Loss of greenfield site										
<b>SEA OVERVIEW</b>	Loss of greenfield land is negative SEA impact.								<b>SEA SCORE: X</b>		

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 residential development (0.15 ha) lies to the west of the C29s Main Street public road. The site is restricted to some 21m in depth at its widest point, thus likely limiting the site to frontage development only. Supplied information also suggests use of this site to provide access through to TWY.H203, however; it should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road, as such a proposed link at this location would likely be limited to being suitable only for pedestrian or cycle access. The site lies on a steep hill and as such significant engineering works would be required in order to allow appropriate access to be achieved. Development of this site should include a footway along the site frontage to link to the existing footway that terminates at 'Stoneybrooke'. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. Transport Scotland- it is recommended the access is situated at a safe distance from the A75 junction to ensure the safe operation of the junction. Discussion with Transport Scotland on the access location is recommended.									
<b>PLANNING OVERVIEW</b>	The site is limited to frontage development only.										

Site assessment 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 lies on a steep slope towards Main Street	SV	0		0	
Can the site make best use of solar gain		?	Small narrow site, difficult to make use of solar gain	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		?	Possibly due to sloping ground to the west of the site and housing to the east and south	SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques					<b>SEA SCORE: +</b>		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Any proposal for an access road to H203 through this site is likely to have an adverse effect on the setting of the prehistoric fort at The Doon, due to the amount of landscaping required to insert one close behind the current houses and through the visual impact of a more graded road higher up the slope. No conservation area, Category B Listed Kirkburn, house, is the nearest LB more than 250m. Twynholm has retained much of its traditional building character; new development should take this into account so as not to overwhelm the village character.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		C	x	Limit development to frontage only	0	
<b>PLANNING OVERVIEW</b>	Limit development to frontage only to reduce impact of visual impact of housing if raised up on the slope.							
<b>SEA OVERVIEW</b>	Development on the higher level of the slope would have negative impact on the hillfort.					<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site slopes steeply down to Main St. Development here will require cutting to establish at similar levels.			C	x	Limit development to frontage only.	0
Will development of the site be well		?				C	x		x

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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integrated visually with the existing settlement									
Are there any locally attractive views that will be impacted by development of the site		Y	Due to elevated nature of site, development here would be conspicuous in views from open land around the Doon.	C	X	Limit development to frontage only.	0		
<b>PLANNING OVERVIEW</b>	Development would have to be either set into this bank requiring significant excavation works and retaining walls, or be at an elevated position which would be conspicuous in views from open land around the Doon.								
<b>SEA OVERVIEW</b>	Development of higher ground would have an adverse impact on the historic hillfort.						<b>SEA SCORE: X</b>		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y							
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	?							
<b>OVERALL PLANNING COMMENT</b>	The site is narrow and sloping. Significant cutting into the slope would be required and development would need to be limited to frontage only as development on the higher ground would negatively impact upon the historic hillfort.							
<b>OVERALL SEA COMMENT</b>	Both negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). The higher ground of the site will need to be excluded from development as it would have a negative impact on the prehistoric hillfort. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.							

Dumfries and Galloway Council  
**LOCAL DEVELOPMENT PLAN 2**

*January 2018*