

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: BTK.H202	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Main Street			
Settlement: Beattock	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing): 307917, 602512			
Site Size (ha): 0.71	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<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 comment									
Are there any known invasive species within the site	N			O	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	?	Possibly due to greenfield nature of the site.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Greenfield site 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	Right of Way	N	Comment: Cycle way is located to the east of the site							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Beattock Primary				Moffat Academy					
	Capacity:	33				120					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services						SEA SCORE: +				

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	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			SV	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Beattock WwTW should have capacity but number of units per site need to be confirmed.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat WTW has sufficient capacity.		C	0		0
PLANNING OVERVIEW	There is 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.							
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Hotel and grounds to the north of the site and housing to the south.	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	Allocated for housing	SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

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	There are 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 management site and could, therefore, compromise the waste handling operation	PHH	N	Within close proximity to the Amenity and Waste Recycling Centre however, development of the site for housing would not compromise its operation		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/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								

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

ROADS/ACCESS																
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is located to the east of the C105a, and can take access from along the site frontage; any development of this site it would be desirable to allow connectivity to the adjacent site BTK.203.A masterplan Incorporating BTK.203. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards													
PLANNING OVERVIEW	An access can be obtained. Access should be considered incorporating adjacent site BTK.203.															

CLIMATIC FACTORS																
What is the site aspect (e.g. N, W, etc.)			Small flat site													
Can the site make best use of solar gain		?	The site is small in size but there may be some opportunity to make use of solar gain				SV	0	The site could make the most of the south facing aspect in its layout				0			
Is the site protected from prevailing winds		Y	Buildings to the west and south of the site. Existing trees would provide some protection also.				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.				0			
PLANNING OVERVIEW	Any development proposal will be required to consider its design and layout to offer resilience to climatic factors.															
SEA OVERVIEW	Provided sustainable design and construction techniques are considered in any development proposal there are no SEA issues.												SEA SCORE: 0			

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 historic environment issues identified for this site, as of July 2016 Historic Built Environment - The site adjoins the gardens and setting of the Category B Listed Beattock House [Hotel]. Great care will be needed not to allow development detrimental to the setting or the business. In addition, although not Listed at present, Ivy Cottage on the opposite side of the road, is of historic and/or architectural interest and consideration should be given to its setting as three of the sites being considered in Beattock are very close to it.					
			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	L	N					C	?					?		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment									
PLANNING OVERVIEW	Development of the site will impact on the setting of neighbouring Listed and historic buildings. Any development proposal will need to consider these in its design and layout.								
SEA OVERVIEW	Unknown impact in terms of Cultural Heritage - Great care will be needed not to allow development detrimental to the setting of the adjoining listed building or business.						SEA SCORE: ?		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: H202/203 in combination form a logical extension to existing development to east of main road through village but are strongly influenced by A701/M74. Large trees on roadside worthy of TPOs and should be retained (potential issue with access point). Site should be linked to access onto Smith Way (or at least have a pedestrian/cycle link) plus links to cycle way to the east.		
			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	Group of trees in square area enclosed by the two sites plus trees to the north of the site are also worthy of protection; development should be offset by at least 10m from these trees			C	0		0
Will development of the site be well integrated visually with the existing settlement		Y	SNH – good landscape framework, mature tree adjacent to parkland.			C	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Any development proposal will be required to incorporate plans to retain the large trees on the site, particularly to the north of the site.								
SEA OVERVIEW	Provided the existing trees on the site are retained there are no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	N	Subject to further assessment and consultation with the landowner/s.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Depends on market demand.
OVERALL PLANNING COMMENT	It is considered the site has potential for housing development, subject to the protection of the mature trees on the site and to further assessment and consultation with the landowner/s.	
OVERALL SEA COMMENT	Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets as involves the loss of greenfield land. Proximity of site to community facilities. Scope to encourage active travel and use of sustainable transport. Unknown impact in terms of Cultural Heritage - Great care will be needed not to allow development detrimental to the setting of the adjoining listed building or business.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: BTK.H203	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Smith Way			
Settlement: Beattock	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 308042, 602531		Existing LDP allocations/ designations: None	
Site Size (ha): 3.58	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<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	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	?	Possibly due to greenfield nature of the site.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	

PLANNING OVERVIEW No planning issues.

SEA OVERVIEW Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. **SEA SCORE: 0**

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Greenfield but not part of 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	Right of Way	N	Comment: Core and cycle path to the east of the site							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	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:	Beattock Primary				Moffat Academy					
	Capacity:	33				120					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				

PLANNING OVERVIEW The site is within close proximity to local services. Residential development will help to support services and facilities in the area.

SEA OVERVIEW The site is reasonably well located in relation to local services, and development would also support local facilities and services **SEA SCORE: +**

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

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	Site appears in SEPA fluvial medium likelihood flood maps. Detailed topographical data would be required. SEPA - A small part of the site may lie within the 1 in 200 year floodplain of the Garpol Linn. A Flood Risk Assessment required.		C	X	Depending on content of Topographical data a Flood Risk Assessment may also be required. SEPA – Assessment of flood risk 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 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	?	Beattock WwTW should have capacity but number of units per site need to be confirmed.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat WTW has sufficient capacity.		C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW		There is 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.					SEA SCORE: 0		
		Potential flood risk identified and Flood Risk Assessment required to be agreed with the Council and SEPA. Provided all the necessary mitigation measures are implemented there should be no SEA issues.							

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Hotel and grounds to the north of the site and housing to the south.	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)			Allocated for housing	SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

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	There are no existing structures that could be reused	SV	X		X	
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	Within close proximity to the Amenity and Waste Recycling Centre however, development of the site for housing would not compromise its operation		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 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
PLANNING OVERVIEW	Development will result in the loss of a greenfield site.										
SEA OVERVIEW	Loss of a greenfield site would be a negative SEA impact.								SEA SCORE: X		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site is located to the east of the C105a and north of the U373a, Access to this site can be taken from Smith way U373a; any development of this site it would be desirable to allow connectivity to the adjacent site BTK.202. It would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site and incorporating BTK.202. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards								
PLANNING OVERVIEW	An access can be obtained. Access should be considered incorporating adjacent site BTK.202.									

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Flat site								
Can the site make best use of solar gain		?	Possibly due to size of the site			SV	0	The site could make the most of the south facing aspect in its layout		0
Is the site protected from prevailing winds		Y	Trees enclose the site so may offer some protection			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.								SEA SCORE: 0	

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 - Nearby sites indicate the possibility of Roman remains. Survey ahead of A74 upgrade indicates potential medieval flood banks in northern part of site, evaluation would be required. Historic Built Environment - This site adjoins the garden setting of Category B Listed Beattock House [Hotel] which faces towards the development site although there is a hedge along the boundary between them. Great care will be required not to create a
		Conservation Area	N	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	N	
		Archaeological site	Y	Garden or Designed Landscape		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						'bog standard' development which detracts from the setting of the Listed Building and the hotel business by significantly detrimental changes to the outlook. An effort to generate a 'developed parkland' with good tree cover may be an acceptable starting point.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	?		?	
PLANNING OVERVIEW	Development of the site will impact on the setting of neighbouring Category B Listed building. Any development proposal will need to consider this in its design and layout. Potential archaeology site to the north. An evaluation would be required.							
SEA OVERVIEW	Unknown impact in terms of Cultural Heritage - Great care will be needed not to allow development detrimental to the setting of the adjoining listed building or business.						SEA SCORE: ?	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment: H202/203 in combination form a logical extension to existing development to east of main road through village but are strongly influenced by A701/M74 despite an element of screening from tree cover on the eastern boundary. Group of trees in square area enclosed between H202 and H203 are also worthy of protection; development should be offset by at least 10m from these trees with additional tree screening added to the eastern boundary. Site should access onto Smith Way with links through H202 and to cycle way to the east.		
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	Group of trees in square area enclosed between H202 and H203 are also worthy of protection; development should be offset by at least 10m from these trees with additional tree screening added to the eastern boundary.		C	0		0
Will development of the site be well integrated visually with the existing settlement		Y			C	0		0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	Any development proposal will be required to incorporate plans to retain and reinforce trees on the site.							
SEA OVERVIEW	Provided the existing trees on the site are retained there are no SEA issues.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	N	Subject to further assessment and consultation with the landowner/s.
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	?	Depends on market demand.						
OVERALL PLANNING COMMENT	It is considered the site has potential for housing development, subject to a flood risk and archaeological evaluation, and to further assessment and consultation with the landowner/s.							
OVERALL SEA COMMENT	Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets as involves the loss of greenfield land. Proximity of site to community facilities. Scope to encourage active travel and use of sustainable transport. Unknown impact in terms of Cultural Heritage - Great care will be needed not to allow development detrimental to the setting of the adjoining listed building or business.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: BTK.H204	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: South East			
Settlement: Beattock	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No known designations									
Are there any known invasive species within the site	N			O	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	?	Possibly due to greenfield nature of the site.		SV	x	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		O	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)	01	Comment:							
		Right of Way	N								
		Core path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	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:	Beattock Primary				Moffat Academy				
		Capacity:	33				120				
		Distance:	0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	Poor connectivity in relation to village										
SEA OVERVIEW	Poor connectivity in relation to the village would result in increased car journeys and would be a negative SEA impact.						SEA SCORE: xx				

Site assessment 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	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No previous known use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils		O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of greenfield but not prime agricultural land.								
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	N	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			SV	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Beattock WwTW should have capacity but number of units per site need to be confirmed.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Moffat WTW has sufficient capacity.		C	0		0	
PLANNING OVERVIEW	There is 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.								
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	M74 to the east and housing to the north	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			0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

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	There are 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 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/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										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Development will result in the loss of a greenfield site.								
SEA OVERVIEW	Loss of a greenfield site would be a negative SEA impact.						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is located to the east of the C106a, south of Beattock. Given the cumulative size of both this site and the site adjacent to the west of the C106a (BTK.205), It should be noted that development of this site would trigger the relocation of the 30 mph speed limit on the C106a (including street lighting, bus stop provision and the construction of a 1.8m wide public footway along the entire site frontage) to a point south of the site boundary. Consideration should be given to sustainable links. It would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site and incorporating BTK.205. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Significant works required to obtain an access.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Large open site			0		0		
Can the site make best use of solar gain		?	Possibly due to size of site- options for layout		?	The site could make the most of the south facing aspect in its layout	0		
Is the site protected from prevailing winds		?	Exposed site		X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	Require structural shelter Planting. Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.						SEA SCORE: 0		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - Northern half of site includes a late prehistoric settlement. Recommend leaving as open ground. Evaluation will be required on the whole site due to proximity of Roman and prehistoric remains.			
		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	xx		xx		
PLANNING OVERVIEW	Development of site would be limited due to the location of a late prehistoric settlement to the northern half of the site. Evaluation would be required of the whole site. Recommend leave this site as open ground.								
SEA OVERVIEW	Potentially a significantly adverse cultural heritage impact.						SEA SCORE: xx		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSA TPOs	N N	Comment: Open greenfield site adjacent to existing housing and near to play area. Influence of the A701 and M74 is partially reduced by presence of mature trees/woodland belt; this should be retained and extended to cover the entire eastern site boundary. Add access points to cycle track adjacent to the A701.	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0
Will development of the site be well integrated visually with the existing settlement		N	SNH advise that scale of development could dominate Beattock in relation to existing settlement size. Poor connectivity to village		C	xx		xx
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	It is considered the development of the site would not integrate well with existing settlement and is remote from the primary school and facilities. Scale could dominate the settlement.							
SEA OVERVIEW	Poor connectivity to the village, reducing opportunities for active travel and increase dependence on the car are negative SEA impacts.						SEA SCORE: xx	

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	?	Subject to further assessment and consultation with the landowner/s.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Unknown
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development would have poor connectivity to Beattock and its services and the scale could dominate the village. There are also landscape and archaeology constraints as the northern part of the site includes an important archaeology site which should not be developed. It would also involve the loss of greenfield land. A number of other site options have been included in the MIR for development that are considered to meet the identified housing strategy.	
OVERALL SEA COMMENT	There are significant adverse SEA impacts related to the site including archaeological impact and poor connectivity.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: BTK.H205	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: South West			
Settlement: Beattock	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 3.0	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH) 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: No known designations					
Are there any known invasive species within the site	N			O	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	?	Possibly due to greenfield nature of the site.				x	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		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:	Beattock Primary			Moffat Academy					
		Capacity:	33			120					
		Distance:	0-1			1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	Poor connectivity in relation to village										
SEA OVERVIEW	Poor connectivity in relation to the village would result in increased car journeys and would be a negative SEA impact.						SEA SCORE: xx				

Site assessment 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	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0		0	
Are there any contaminated soils issues on the site		?	No previous known use. Adjacent to railway. Garden ground adjacent to railway may require soil sampling to make sure suitable for use.			?	Soil sampling and any necessary mitigation required.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils		O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of greenfield but not prime agricultural land. Due to the proximity to the railway line, soil sampling would be required.								
SEA OVERVIEW	Provided remediation of land, if necessary, prior to any development there are no SEA issues.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	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			SV	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Beattock WwTW should have capacity but number of units per site need to be confirmed.		C	?		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat WTW has sufficient capacity. 4"AC water main along East edge of site.		C	0		0
PLANNING OVERVIEW	There is 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.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	No SEA issues.						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Open field to the east and housing to the north	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	
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

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	There are 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 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/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no known servicing constraints								

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

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is located to the west of the C106a, south of Beattock. Given the cumulative size of both this site and the site adjacent to the west of the C106a (BTK.204), It should be noted that development of this site would trigger the relocation of the 30 mph speed limit on the C106a (including street lighting, bus stop provision and the construction of a 1.8m wide public footway along the entire site frontage) to a point south of the site boundary. Consideration should be given to sustainable links. It would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site and incorporating BTK.204. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards										
PLANNING OVERVIEW	Significant works required to obtain an access.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Large open site				SV	0				0	
Can the site make best use of solar gain		?	Possibly					?	The site could make the most of the south facing aspect in its layout			0	
Is the site protected from prevailing winds		?	Exposed open site					X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	Require structural shelter Planting. Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.										SEA SCORE: 0		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Northern half of site includes a late prehistoric settlement. Recommend leaving as open ground. Evaluation will be required on the whole site due to proximity of Roman and prehistoric remains.						
			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	xx				xx	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Development of site would be limited due to the location of a late prehistoric settlement to the northern half of the site. Evaluation would be required of the whole site. Recommend leave this site as open ground.							
SEA OVERVIEW	Potentially a significantly adverse cultural heritage impact.						SEA SCORE: xx	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land		RSAs TPOs		Comment: Flat open greenfield site adjacent to play area with no significant landscape features. Somewhat remote from settlement and is influenced by noise from adjacent railway (above site) and nearby A701 and M74. Scope for development but suggest including woodland screening adjacent to railway embankment.		
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		0
Will development of the site be well integrated visually with the existing settlement		N	SNH advise that scale of development could dominate Beattock in relation to existing settlement size. Poor connectivity to village		C	xx		xx
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	It is considered the development of the site would not integrate well with existing settlement and is remote from the primary school and facilities. Better alternative sites within the settlement. Scale of development could dominate the settlement.							
SEA OVERVIEW	Poor connectivity to the village, reducing opportunities for active travel and increase dependence on the car are negative SEA impacts.						SEA SCORE: xx	

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	?	Subject to further assessment and consultation with the landowner/s.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Unknown
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development would have poor connectivity to Beattock and its services and the scale could dominate the village. There are landscape and archaeology constraints at the northern part of the site including an important archaeology site which should not be developed. It would also involve the loss of greenfield land. A number of other site options have been included in the MIR for development that are considered to meet the identified housing strategy.	
OVERALL SEA COMMENT	There are significant adverse SEA impacts related to the site including archaeological impact and poor connectivity.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: BTK.B&I201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: North West, Main Street			
Settlement: Beattock	Current use: Vacant site		
OS Grid Reference (Easting, Northing): 307722, 602604		Existing LDP allocations/ designations: None	
Site Size (ha): 4.01	Proposed use: Business and Industry	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No Comments								
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	?	The site is brownfield with some greenery. It is possible development may add further to habitat fragmentation.		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	
PLANNING OVERVIEW	No planning issues.							
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Brownfield site		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: There is a core path/cycle path to the north east of the site.							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	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:	Beattock Primary	Moffat Academy								
	Capacity:	33	120								
	Distance:	0-1	1-5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services						SEA SCORE: +				

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

SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.2	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		?	No known former use of site. Adjacent to railway. Adjacent to potentially contaminated land at Beattock Coal Yard.		C	x	Ground immediately adjacent to railway may require soil sampling to make sure it is suitable for use	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would reuse a brownfield site. Soil investigation would be required.							
SEA OVERVIEW	Contaminated land investigation and soil sampling required and appropriate mitigation measures would require to be implemented.						SEA SCORE: 0	

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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		Site appears in SEPA fluvial medium likelihood flood maps. Detailed topographical data would be required. SEPA - A small part of the site may lie within the 1 in 200 year floodplain of the Garpol Linn. Records of flooding in proximity of the site in December 2006 and 2008 attributed to river and surface water/drainage flooding.		C	x	Flood Risk Assessment required and will need to be agreed with SEPA	0	SEPA
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	?	Beattock WwTW should have capacity but number of units per site need to be confirmed.		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	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat WTW has sufficient capacity. 90mm HPPE water main East of site edge.	C	0		0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is 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.								
SEA OVERVIEW	Potential flood risk identified and Flood Risk Assessment required to be agreed with the Council and SEPA. Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Adjacent to main west coast railway line.	SV	?	Soil sampling and remediation of land before development.	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	Potential site for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions	SV	?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?		
PLANNING OVERVIEW	Development of the site for Business and Industry is appropriate as it would form an extension to existing surrounding uses. The type of Business and Industry that may be approved will be determined at the planning application stage and included conditions for any measures to reduce its impact to the air quality.								
SEA OVERVIEW	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.						SEA SCORE: ?		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment					
		Greenfield							
Is the site vacant or derelict		V	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	Although brownfield site, the previous use is unknown and there are no existing structures that could be reused	SV	0		0		
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		Immediately adjacent to Amenity and Waste Recycling Centre. Adjacent to existing Business and Industry uses so B&I use would be appropriate.	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 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					
PLANNING OVERVIEW	Development of the site would reuse a brownfield site.							
SEA OVERVIEW	Reuse of a brownfield site would be a positive SEA impact.						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site is located to the west of the C105a, and can take access from the C105a directly and/or The Crooked Road U312a located along the northern boundary. Should access be taken from the U312a, Improvements along the carriageway including with the C105a junction may be required. Any development of this proposed site should include accesses in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	An access can be obtained.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Mostly flat site with some mounds of grassy covered earth	SV				
Can the site make best use of solar gain		Y	Possibly due to size of the site.	SV	?	The site could make the most of the south facing aspect in its layout	0	
Is the site protected from prevailing winds		?	Surrounding buildings will offer some protection	SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	Require structural shelter Planting. Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.						SEA SCORE: 0	

CULTURAL HERITAGE								
Will the development of the site affect any	L	Listed Building	Y	Scheduled Monuments	N	Comment	Archaeology- Historic environment issues identified for this site, as of July	

Site assessment 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	N	2016 Historic Built Environment - The site is opposite Category B Listed Beattock House Hotel and boundary features; adjacent to Category B Listed Thomas Telford designed Beattock Bridge over the Evan Water and the Old Brig Inn which is Category A Listed. There is also a Category C Listed 18th century bridge over the Evan Water west of Telford's bridge which could potentially be restored/renovated and incorporated into footpath links to and from the business and industry site. Crooked Road along the north of the site has a stone wall in good condition which should be retained as far as possible. The trees along Main Street frontage give maturity to the wider setting of historic buildings and structures and ideally should be retained and managed appropriately. HES - This site is located in the vicinity of a number of Category A listed structures including The Old Brig Inn, Hotel and Outbuildings (LB9908). Development within this allocation should take into account the setting of these listed buildings. We do not consider, however, that development in this allocation would have a significant adverse impact on the setting of these structures.		
		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	
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PLANNING OVERVIEW A stone wall in good condition should be retained along Crooked Road as far as possible. The trees along Main Street frontage give maturity to the wider setting of historic buildings and structures and ideally should be retained and managed appropriately.

SEA OVERVIEW Development within this allocation should take into account the setting of these listed buildings. Provided consideration is given to the setting there should be no adverse SEA impacts. **SEA SCORE: 0**

LANDSCAPE

Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment Potential site: Heavily disturbed landform/ground cover and influenced by railway and adjacent civic amenity site/industrial units. Development should include tree planting as screening to industrial estate and railway. Retain trees by roadside on north-eastern corner; these associate with parkland planting across the road and adjacent to the river.
		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	SNH – Scale of development in relation to village size. Scale could dominate settlement. Site could have capacity, though poor connectivity.	C	x	Measures to reduce the visual impact and integrate any development may be determined at the planning proposal and design stage	0	
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Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
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PLANNING OVERVIEW Appropriate to consider business and industry use, not considered suitable for housing.

SEA OVERVIEW Development should include tree planting as screening to industrial estate and railway. Retain trees by roadside on north-eastern corner; these associate with parkland planting across the road and adjacent to the river. **SEA SCORE: 0**

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

Is the site situated within or adjacent to a settlement boundary within the LDP	Y							
Have all landowners been identified and have they agreed to disposal/development of the site	N		Subject to further assessment and consultation with the landowner/s.					
Are there any known restrictive covenants or ransom strips	?							
Can the site be delivered within the LDP timeframe	?		Will depend on market demand.					
OVERALL PLANNING COMMENT			The development of the site has potential for Business and Industry use subject to further assessment and consultation with the landowner/s. The site assessment has identified a potential flood risk and a flood risk assessment would be required.					
OVERALL SEA COMMENT			Positive SEA impact in terms of Population and Human and Health and Material Assets as proximity of site to community facilities and would involve the development of a brownfield site. Scope to encourage active travel and use of sustainable transport. Unknown impact in terms of Air Quality as 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 assessed and any mitigation measures considered as part of the determination of any planning application.					