

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CAN.H1	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 09/P/4/0305 granted 7/02/13 for the erection of 85 dwellings, engineering works to reroute Blethering Syke watercourse, formation of road and open space and installation of SUDS and landscaping scheme	
<b>Site name:</b> Riverside Park			
<b>Settlement:</b> Canonbie	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> Housing	
<b>OS Grid Reference (Easting, Northing):</b> 339276, 576753			
<b>Site Size (ha):</b> 7.64	<b>Proposed use:</b> Housing	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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	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		Y	Comments: Ancient woodland to northern end of site.				
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	N	Boundary trees and hedgerows and woodland to north of site		0	Careful consideration of design and planting could help create habitats within this development enhancing the development	0		
<b>PLANNING OVERVIEW</b>	The existing hedge and tree boundaries should be retained. Careful consideration of design and planting could help create habitats within this development to enhance the development.							
<b>SEA OVERVIEW</b>	May have small effect on ancient woodland. Careful consideration of design and planting could help create habitats within this development enhancing the development					<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	Existing open space to north, east along river bank and to west of site.		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									
		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	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:	Canonbie	Langholm								
	Capacity:	32	158								
	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>	Well related to existing settlement and facilities. Support existing community facilities										
<b>SEA OVERVIEW</b>	Well related to existing settlement and facilities. Support existing community facilities					<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)		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		Y	Previous use as garage workshop – possible contamination		x	Planning consent conditioned by site specific investigation report and any necessary remediation strategy	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>	Planning consent conditioned by site specific investigation report and any necessary remediation strategy in connection with possible contamination								
<b>SEA OVERVIEW</b>	Possible contamination associated with former use. Planning consent conditioned by site specific investigation report and any necessary remediation strategy						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas and the Blethering Syke water course traverses the site	SV	X	Planning consent conditioned by rerouted Blethering Syke watercourse	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						
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)					-	Planning consent conditioned by rerouted Blethering Syke watercourse, cut of drain adjacent to western boundary of the site, and SUDS drainage in areas of public open space unless adopted by Scottish Water	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Waste Water - There is a current Growth project in progress for Canonbie Septic tank (October 2016)	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 development to connect to the mains water supply	PHH		Black Esk Water Treatment Works has sufficient capacity for development.	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-	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>	Planning consent conditioned by rerouted Blethering Syke watercourse, cut of drain adjacent to western boundary of the site, and SUDS drainage in areas of public open space unless adopted by Scottish Water								
<b>SEA OVERVIEW</b>	No known flood risk issues. Planning consent conditioned by rerouted Blethering Syke watercourse						<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		Housing and public 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)			No		0		0		
<b>PLANNING OVERVIEW</b>	Unlikely to decrease air quality								
<b>SEA OVERVIEW</b>	Unlikely to decrease air quality						<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		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						
Does the site have existing and potential mineral extraction		Y	Features in Coal Low Risk Development Area		X	Site located immediately adjacent to settlement so mineral extraction unlikely to be acceptable in terms of the existing LDP policies.	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		n/a			0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Comment - There are no servicing constraints in relation to the site			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>	Greenfield site but benefits from proximity to existing infrastructure and supports community facilities							
<b>SEA OVERVIEW</b>	Negative SEA impact as loss of greenfield site. Benefits from proximity to existing infrastructure and supports community facilities						<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			Planning consent conditioned by the need to agree – Emergency Vehicle Access, Traffic Management Plan and road linking Riverside Park to the development.						
<b>PLANNING OVERVIEW</b>	Planning consent (09/P/4/0305) conditioned by the need to agree – Emergency Vehicle Access, Traffic Management Plan and road linking Riverside Park to the development.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			South				0	0	
Can the site make best use of solar gain		Y					0	0	
Is the site protected from prevailing winds		Y	Protected by topography and low lying				0	0	
<b>PLANNING OVERVIEW</b>									
<b>SEA OVERVIEW</b>	Low lying southerly site protected from the prevailing winds by topography.						<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 - Areas of historic interest at the eastern end of the site. Rock cut lade (HER ref MGG 12925) taking water from the River Esk to the site of the former ironworks. The site of the former ironworks (HER ref MDG11766) may lie within the south eastern area of ground adjacent to the river. Planning consent conditioned by the implementation of a programme of archaeological work agreed in consultation with the Council Archaeologist			
		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	L								

Site assessment 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>	Planning consent conditioned by the implementation of a programme of archaeological work to be agreed in consultation with the Council Archaeologist								
<b>SEA OVERVIEW</b>	Areas of archaeology interest. Planning consent conditioned by the implementation of a programme of archaeological work to be agreed in consultation with the Council Archaeologist						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		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				Existing hedgerows and trees along field boundaries.				Site contained by steep wooded bank to west.
Will development of the site be well integrated visually with the existing settlement		Y								
Are there any locally attractive views that will be impacted by development of the site		N								
<b>PLANNING OVERVIEW</b>	Local Plan allocation and consent takes landscape issues into account. The existing hedge and tree boundaries should be retained.									
<b>SEA OVERVIEW</b>	Site boundary contained by landforms.								<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated for housing in LDP1								
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site included in SHIP programme for development of 64 units by Loreburn HA in 2 phases. Phase 1 -32 units site start 2019/20, completion 2020/21. Phase 2 -32 units site start 2020/21, completion 2021/22.								
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>	Viable and effective housing site with consent granted Feb 2013. Site included in SHIP for development of 64 units by Loreburn HA by 2021/22.									
<b>OVERALL SEA COMMENT</b>	Negative SEA impact as large greenfield site. Potential small impact on ancient woodland. Careful consideration of design and planting could help create habitats within this development enhancing the development									

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CAN.CFI	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Land due east of School			
<b>Settlement:</b> Canonbie	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> Community facilities – school expansion site	
<b>OS Grid Reference (Easting, Northing):</b> 339702, 576684			
<b>Site Size (ha):</b> 0.77	<b>Proposed use:</b> School expansion site	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
<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		Great Crested Newts	
	RAMSAR	N	Geodiversity Sites	N	Other protected species		Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Directly adjacent to ancient woodland site. Further assessment may be required of potential impact of development.				
Are there any known invasive species within the site	N							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N							
<b>PLANNING OVERVIEW</b>	Potential impact on adjacent ancient woodland will require to be assessed and appropriate mitigation factors taken into account							
<b>SEA OVERVIEW</b>	Potential impact on adjacent ancient woodland will require to be assessed and appropriate mitigation factors taken into account						<b>SEA SCORE: X/+</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)	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	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:		Canonbie				Langholm				
	Capacity:		32				158				
	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>	School expansion site adjacent to existing Primary School.										
<b>SEA OVERVIEW</b>	Adjacent to existing school site						<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)	3.2/4.2		x		x
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N						
Are there any contaminated soils issues on the site		N	No known previous use.			0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N						
<b>PLANNING OVERVIEW</b>	Site in part prime agricultural land, but site immediately adjacent to existing primary school.							
<b>SEA OVERVIEW</b>	Would involve the loss of some 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	Body of water traverses the site – partially culverted burn adjacent to northern boundary of site	SV				
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 lies adjacent to river medium likelihood SEPA flood maps. Body of water traverses the site.	GIS	X	Drainage Impact Assessment required. Flood Risk Assessment may be required depending on content of submitted information		+
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						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Site outwith waste water zone.	C				0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.	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>	Potential minor flood risk identified. Drainage Impact Assessment required. Flood Risk Assessment may be required depending on content of submitted information. Water network constraints. 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>	Potential minor flood risk identified. Drainage Impact Assessment required. Flood Risk Assessment may be required depending						<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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on content of submitted information

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	Existing primary school, housing and agricultural land to east.						
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>	Unlikely to impact on air quality								
<b>SEA OVERVIEW</b>	Unlikely to impact on air quality						<b>SEA SCORE:0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	G						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		No known previous use			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N							
Does the site have existing and potential mineral extraction		Y	Features in Coal Low Risk Development Area	GIS	X	Site located immediately adjacent to settlement so mineral extraction unlikely to be acceptable in terms of the existing LDP policies.	O		
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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment There are no servicing constraints in relation to the site										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
<b>PLANNING OVERVIEW</b>	Greenfield site immediately adjacent to Canonbie Primary School. There are no servicing constraints in relation to the site												
<b>SEA OVERVIEW</b>	Greenfield but benefits from proximity to existing infrastructure										<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 site is situated to the north of the B6357 and to the east of a private lane which serves multiple dwellings and Canonbie Primary School. Access should be taken from the private lane as access onto the B6357 would be too close a proximity to the existing accesses. 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>	Access should be taken from the private lane as access onto the B6357 would be too close a proximity to the existing accesses.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			West. May reduce energy use and carbon emissions										
Can the site make best use of solar gain		Y					Building design should ensure solar gain and create a sustainable building						
Is the site protected from prevailing winds		N	Westerly aspect and elevated				x						
<b>PLANNING OVERVIEW</b>	Building design should ensure solar gain and create a sustainable building												
<b>SEA OVERVIEW</b>	Potentially exposed to prevailing winds but building design should ensure solar gain and create a sustainable building										<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 - Underground water conduit to a 17 <sup>th</sup> century forge known in the lower, eastern portion of site. South-eastern extension includes the area of Canonbie Forge, one of the earliest examples of industrial development in the area. Evaluation and mitigation will be required. Historic Built Environment - Development on this site has the potential to have a detrimental impact on the character of the conservation area by affecting views out from it to open space alongside the river. The site is detached from the main village and the open riverside meadows which contribute to the setting of the conservation area would be lost. There are a number of Listed Buildings where the outlook may be changed. It seems that developing this site would result in a disproportionate amount of development on the north side of the village in a large block whereas the organic form of the original village is along the roadsides.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	Y	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L							
<b>PLANNING OVERVIEW</b>	Archaeology site – evaluation and mitigation required. Site provides option to extend existing primary school.							
<b>SEA OVERVIEW</b>	Archaeology site – evaluation and mitigation required. Detrimental impact on the character of the conservation area by affecting views out from it to open space alongside the river. The site is detached from the main village and the open riverside meadows which contribute to the setting of the conservation area would be lost.						<b>SEA SCORE: X</b>	

<b>LANDSCAPE</b>											
Is the site within or adjoining any of the following		NSAs		RSAs		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											
Will development of the site be well integrated visually with the existing settlement		Y				Potential development site along slope base, avoiding rising ground. Public or green field use for school expansion ideal. Housing less suited as area sits beyond settlement edge and impinges on the rural character, without clear definition to the site.		x		Avoid development on rising ground . Appropriate landscaping and and planting required to shelter and define boundary.	+
Are there any locally attractive views that will be impacted by development of the site											
<b>PLANNING OVERVIEW</b>	Potential development site along slope base, avoiding rising ground. Public or greenfield use for school expansion ideal. Appropriate landscaping and planting required to shelter and define boundary.										
<b>SEA OVERVIEW</b>	Landscape quality could be affected to some extent but could be mitigated by avoiding rising ground.								<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 allocated for community facilities in LDP.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	

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<b>OVERALL PLANNING COMMENT</b>	Site allocated for community facilities and potential school expansion site in LDP. Expansion of existing Primary School may be required to serve the housing site CAN.H1 Riverside Park (85 units)							
<b>OVERALL SEA COMMENT</b>	Potential loss of prime agricultural land. Potential impact on biodiversity and cultural heritage given archaeology site and impact on conservation area.							