

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: GCP.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 08/P/3/0159 planning permission granted in 2011 with variation approved in 2014 (14/P/3/0101)	
Site name: Shore Road			
Settlement: Glencaple	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299476, 568343			
Site Size (ha): 1.07	Proposed use: Housing	HMA: Dumfires	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	+	X	0	0	X	+	0	+/x

Scoring Guidance

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

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	Y	LNR	N	SPAs	Y	SSSIs	Y
	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: The site is adjacent to Solway SPA/SAC/SSSI								
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	The site is on the edge of the settlement and bounded southern and eastern edges by open countryside. There is potential habitat fragmentation due to the loss of a greenfield site.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.	+	
PLANNING OVERVIEW	Development should not have any detrimental impact on the SPA/SAC/SSSI							
SEA OVERVIEW	Provided that development is carried out in such a way as to ensure that there are no adverse effects to the SPA/SAC/SSSI then there should be no SEA impacts						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	Right of Way	N	Comment: There are footpaths close to the site whilst the national cycleway lies adjacent to the site							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	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:	Caerlaverock	Dumfries High								
	Capacity:	74	394								
	Distance:	0-1	5-10								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. 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, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The majority of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		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 prime agricultural land							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies within close proximity of the medium likelihood coastal SEPA flood maps. Access and Egress from the site is known to be affected by flooding. The council and SEPA hold flood records in the area attributed to coastal flooding		C	X	A Flood Risk Assessment, including topographic information, is required and any measures identified should be implemented. There should be no built development over the culvert.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	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 limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if							

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		necessary, mitigation measures put in place. Provided all the necessary mitigation measures are implemented there should be 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	The site is surrounded by housing and agricultural land.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is greenfield		SV	X		X	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			C	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (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 this site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site can be accessed from the B725. Consideration should be given to a pedestrian link to Wellington Street at the current garage site that would provide function and permeability. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	Access to the site is achievable. Consideration should be given to providing a pedestrian link to Wellington Street												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			This is a relatively flat site				SV	0				0	
Can the site make best use of solar gain		Y	Possibly due to its open nature				SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		N	This is a relatively open site with no protection from the prevailing winds				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues relating to the site.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							
Will the development of the site result in the	L	N			SV	0					0	

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

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	Y	RSA	Y	Comment: Located within the Solway Coast Regional Scenic Area			
		Wild Land	N	TPO	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There is a hedgerow to the western boundary		SV	X	Any proposal should be assessed against policy NE7 however this site already has planning permission which includes road frontage development resulting in the loss of the hedge		X
Will development of the site be well integrated visually with the existing settlement		Y	The site forms a southern extension to the settlement but is adjacent to existing residential development to the north. The existing development is of a road frontage character and therefore the current permission follows this character although it would result in the loss of the hedge.		SV	+			+
Are there any locally attractive views that will be impacted by development of the site		Y	Sensitive and visually prominent site. Development will need to respond sensitively to setting.		SV	X	Development will need to respond sensitively to setting.		0
PLANNING OVERVIEW	The site does form a natural extension to the settlement however to be sympathetic to the character of the existing dwellings the road frontage development will result in the loss of the natural hedgerow. Development on the edge of the village is unlikely to impact on the RSA.								
SEA OVERVIEW	Although there are benefits in following the built character of the existing settlement there are also SEA negative impacts through the loss of the hedge						SEA SCORE: +/X		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is currently allocated for residential development within the settlement boundary and has planning permission.							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently being marketed.							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	The site is well related to the existing built up area of the village and is close to local services and amenities and is recommended to be brought through into LDP2								
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including development of a greenfield site and the loss of prime agricultural land and the landscape impact of the loss of the boundary hedge. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport and the sites aspect should also enable positive benefit to be achieved from solar gain.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: GCP.H2	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Wardlaw Drive			
Settlement: Glencaple	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 299737, 568653			
Site Size (ha): 1.62	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

<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:								
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known 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	?	Possibly as the access may require to be constructed through the existing play area			SV	X	Replacement facilities would be expected to be provided in any new development			0
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N		Comment: There are footpaths and the national cycleway lying close to 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:	Caerlaverock				Dumfries High					
	Capacity:	74				394					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0				0	
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. 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, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The majority of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		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 prime agricultural land								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Yes there is an area of reeds to the centre of the site		SV	X		X	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A body of water lies adjacent to the site and SEPA hold flood records in relation to this site attributed to surface water or other drainage issues.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	A buffer to the watercourse may be required. Presence of culvert may constrain developable extent.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing, a school and agricultural land.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

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

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 of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The site lies to the rear of properties on Wardlaw Drive, however there is a short section of frontage to the south of No. 9; it should be noted that the width of frontage is limited with a culverted watercourse on the boundary, as such there may be limited scope to provide an adoptable link to Wardlaw Drive, however a pedestrian/cycle link may be possible. There may be potential for the existing private access track to be improved from the C27n to the site boundary (a distance of 75m or thereby). However, this will require to be widened in order to accommodate an adoptable road and will require additional land-take. Furthermore, I have concerns regarding the impact that the additional trip generation from this and future development would have given the restricted nature of the road network in the village. In particular the C27n Church Street is restricted in width and lacking in footway provision between Great Eastern Drive and the B725 Shore Road. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Currently the width of the site frontage onto Wardlaw Drive would not be sufficient to provide adequate access for the site. The existing track to the east could be widened to provide access from this side. Concerns are raised over the increase in traffic as a result of the development within the restricted local road network.										

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site				SV	0		0
Can the site make best use of solar gain		Y	Possibly due to its open nature			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+
Is the site protected from prevailing winds		Y	The site is reasonably well protected from the prevailing winds by existing trees			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques								SEA SCORE: +

CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: There are no historic environment issues relating to this site.					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the	L	N		SV	0		0				

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

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: Located within the Solway Coast Regional Scenic Area			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are a number of trees to the site boundaries which should be retained.			SV	X	Any proposal should be assessed against policy NE7		0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well integrated within the settlement being surrounded on two sides by existing development.			SV	+			+
Are there any locally attractive views that will be impacted by development of the site		N				SV	0			0
PLANNING OVERVIEW	The trees on the site boundaries which should be retained as a local landscape feature. This is a visually well integrated site. Development within the village is unlikely to impact on the RSA.									
SEA OVERVIEW	Provided that the mature trees are retained then there should be no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP		This site is currently allocated for residential development within the settlement boundary.							
Have all landowners been identified and have they agreed to disposal/development of the site									
Are there any known restrictive covenants or ransom strips									
Can the site be delivered within the LDP timeframe		There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	The site is well related to the existing built up area of the village and is close to local services and amenities, however GCP.H1 already has planning consent and once constructed would represent a large extension in relation to the size of the village. As a result it is proposed to make this a long term housing site until such time as GCP.H1 is constructed and settled into the village.								
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including development of a greenfield site and the loss of prime agricultural land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport and the sites aspect should also enable positive benefit to be achieved from solar gain.								