

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PNT.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: west of Bogg Road			
Settlement: Penpont	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 284630, 594686			
Site Size (ha): 0.29	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: There are no designations in relation to this site				
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	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	N		SV	0		0				
		Distance (km)	0-1	Comment: There is a footpath crossing the site.							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y								
		Core path	N								
		Cycle path	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:	Penpont	Wallace Hall Academy								
	Capacity:	42	59								
	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 well located in close proximity to local services and there are footpaths crossing 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 well located 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 whole 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	There is a body of water in close proximity of the site with potentially culverted sections and the council and SEPA hold records of flooding in connection to the site.		C	X	A Drainage Impact 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)		Y			C	X	Foul to sewer however development may necessitate upgrade to current septic tank arrangements due to impact in receiving watercourse during low flow conditions.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a Combined sewer within site		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	There are multiple water mains within site boundary		C	0	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. Although there is capacity for waste water there is only limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								

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	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					
		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		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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to the site								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Y	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. Any development of the site is unlikely to impact on air traffic control operations.												
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 proposed site is for 8 no. units. The U407n is generally 3 metres wide with no formal passing places, visibility at the junction of the U407n and the A702 is also severely restricted to 2 x 10 metres to the west (2 x 70 metres appropriate) and 2 x 25 metres to the east (2 x 70 metres appropriate). Given the restricted nature of the U407n and the severely restricted visibility at the U407n/A702 junction I would not be in favour of any development that would result in an increase in traffic to this restricted junction. However there may be potential for access to site from Tynron View although this will required land out with the application site..									
PLANNING OVERVIEW	There may be potential to take access through Tynron View											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		The site aspect is south easterly					SV	0				0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site				SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development.				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 is a listed dwelling on the opposite side of the road and a number of other undesignated traditional stone buildings in close proximity 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 opportunity to enhance or improve access to the historic environment	L	N					SV	0				0	
PLANNING OVERVIEW	Buildings should be designed sensitively in order that they do not impact on the setting of nearby listed buildings.												

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	Provided that any development is designed with sensitivity in order not to negatively impact on listed buildings there should be no SEA impact	SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands 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		N	There is potential for development			C	0	Development should reflect the scale of bungalows in Tynron View south-west of the site to avoid dominating existing housing. Development should front onto Corse/Bogg Rd with vehicular access from Tynron View to avoid excessive earth movement and access issues with narrow lane	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is considered to be well related to the existing development			SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The development should reflect the low level scale of neighbouring properties									
SEA OVERVIEW	There should be no SEA issues provided that development reflects the scale of neighbouring properties							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This is an allocated housing site within the settlement							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	It is unknown how the landowner is taking the site forward							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe		There are no known physical constraints in bringing this site forward depending on market demand							
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 it would result in the loss of prime agricultural land and greenfield land. Access should be taken from Tynron View. It is recommended to continue this allocation into LDP2.								
OVERALL SEA COMMENT	Minor negative SEA issues in the loss of prime agricultural land and a greenfield site. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PNT.H2	Source of site suggestion: Allocated housing site	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Main Street			
Settlement: Penpont	Current use: Paddock	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 285032, 594673			
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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations in relation to this site			
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	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	N			SV	0			0		
		Distance (km)	0-1	Comment: There are footpaths adjacent to the site							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y								
		Core path	N								
		Cycle path	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:	Penpont	Wallace Hall Academy								
	Capacity:	42	59								
	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 well located in close proximity to local services and there are footpaths adjacent 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 well located 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 whole 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	There is a body of water in close proximity of the site and the council and SEPA hold records of flooding in connection to the site.		C	X	A Flood Risk Assessment including full topographical survey 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)		Y			C	X	Foul to sewer however development may necessitate upgrade to current septic tank arrangements due to impact in receiving watercourse during low flow conditions.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	A 6" Upvc water main runs along the north edge of the site.		C	0	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. Although there is capacity for waste water there is only limited capacity for 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 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 greenfield land					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	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		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 the 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	Y	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. Any development of the site is unlikely to impact on air traffic control operations.										
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 proposed site is for up to 27 no. dwellinghouses. Appropriate access can be achieved from the A702. It is likely that any development on this site would trigger the relocation of the 30mph speed limit and extension of street lighting to a point east of any proposed access to the site. It would also therefore be appropriate that any development of this site include the provision of a footway along the site frontage westwards to link with the existing footway provision in the village and include a pedestrian link to Penpont Primary School. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An appropriate access is achievable. There may be a requirement to extend the 30mph limit and consider the provision of footpaths along the road frontage and include pedestrian links.										

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		?	Possibly due to the nature of the site			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+		
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development and 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: No historic environment issues identified					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0		0		
PLANNING OVERVIEW	There are no known historic environment issues										

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 are no known SEA impacts	SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands 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	Development of the site is acceptable in landscape terms. There is a tree avenue along the route of the existing access through the site			C	X	The site boundaries should be defined with walls/planting and the tree avenue on the existing access lane should be retained.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site would form a logical extension to the village and is well related to existing development			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	This is a reasonably well integrated site. Development on the edge of the village is unlikely to impact on the RSA.									
SEA OVERVIEW	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	This is an allocated housing site within the settlement
Have all landowners been identified and have they agreed to disposal/development of the site	Y	It is unknown how the landowner is taking the site forward
Are there any known restrictive covenants or ransom strips	Y	The access through the site serves a separate property to the south and it is unknown what legal restrictions cover this route.
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. There is an issue in relation to how much a constraint the current access across the site will be, certainly the existing tree avenue should be retained. As a result it is proposed to reduce the site in size to the point of the access. The community council have suggested that the site could also provide for parking for existing residential properties fronting onto the A702 and this would seem to be worth considering. Development of the site would result in the loss of prime agricultural land and greenfield land.	
OVERALL SEA COMMENT	Minor negative SEA issues in the loss of prime agricultural land and a greenfield site. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PNT.H201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: north of Main Street			
Settlement: Penpont	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 284943, 594757			
Site Size (ha): 1.41	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	x	xx

Legends

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations in relation to this site				
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	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	N		SV	0		0				
		Distance (km)	0-1	Comment: There is a footpath crossing the site.							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y								
		Core path	N								
		Cycle path	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:	Penpont				Wallace Hall Academy				
		Capacity:	42				59				
		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 well located in close proximity to local services and there are footpaths crossing 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 well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

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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 whole 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	Surface water adjacent to the site and SEPA hold flood records in relation to this site.		C	X	Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y			C	X	Foul to sewer however development may necessitate upgrade to current septic tank arrangements due to impact in receiving watercourse during low flow conditions.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. As Scottish Water are funded for Growth they 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	?	Please note there is a 225mm HPPE water main through site.		C	0	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 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.								

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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be 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					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	O	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		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						0	
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 servicing constraints in relation to the site								

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of the site													
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.												
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		Appropriate access can be achieved from the A702. It is likely that any development on this site would trigger the relocation of the 30mph speed limit and extension of street lighting to a point east of any proposed access to the site. It would also therefore be appropriate that any development of this site include the provision of a footway along the site frontage westwards to link with the existing footway provision in the village and include a pedestrian link to Penpont Primary School. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	An appropriate access is achievable. There may be a requirement to extend the 30mph limit and consider the provision of footpaths along the road frontage and include pedestrian links.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The site aspect is south easterly				SV	0				0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development.			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: No historic environment issues identified.								
		Conservation Area	N	Inventory of Historic Battlefield	N									
		World Heritage Site	N	Inventory & Non-Inventory	N									
		Archaeological site	N	Garden or Designed Landscape										
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0				0			

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PLANNING OVERVIEW	There are no known historic environment issues								
SEA OVERVIEW	There are no known SEA impacts						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands 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	The site is suitable for partial development avoiding rising ground to north which forms a clear landscape boundary. Development within the central area to rear of Kirkview (no.s 1 and 2) would be in very close proximity to existing dwellings and overbearing. Some scope for development in area to rear of existing dwellings at western end (2 potential access points onto A702 or access via eastern site). Area to east of Kirkview could accommodate linear development addressing the main street.			SV C	X	The site should be reduced in size so that development would only occur on the lower slopes and on land to the north east of Kirkview. Development on the upper slopes and to the rear of existing road frontage development on the A702 should be avoided due to visual prominence, dominance and overbearing presence on existing properties and would also not be in character with the existing character of the village. Any development would need strong boundary treatment.	0	
Will development of the site be well integrated visually with the existing settlement		N	The site would be located on the edge of the village behind and above existing development which would not relate to the existing character of the village			SV C	X	Provided the site was reduced in size in line with the comments above it would form a logical extension to the village would be well related to existing development however it would not have defensible boundaries	0	
Are there any locally attractive views that will be impacted by development of the site		Y	The higher slopes are visually prominent and development in this location would impact on the wider setting of the village.			SV	X	Provided that the site was reduced as discussed above to the lower ground then development would not impact on the setting of the village.	0	
PLANNING OVERVIEW	This is a large site that would be visually prominent and its development would detrimentally impact on the setting of the village and be overbearing on existing residential properties. Reducing the scale of the site small scale road frontage development to the north east of Kirkview would overcome the issues raised but it would not have defensible boundaries.									
SEA OVERVIEW	Provided that development was restricted to the road frontage 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	Y	The site is located outwith but adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe		There should be no SEA issues provided that development reflects the scale of neighbouring properties
OVERALL PLANNING COMMENT	If this site were to be considered for inclusion in the plan it should be restricted to the north eastern end and be road frontage to be in character with existing development in the village. The land to the northern side of the A702 rises which means development in this location is visually more prominent and could be more overbearing than the more level ground to the south of the road. The community council have suggested this site as it would offset the loss of units from PNT.H2 should parking areas for existing residents be provided. PNT.H2 is considered to be a large site for the village and should the number of units be	

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	reduced it is not expected that compensatory sites would be required at this time. There are two existing allocated housing sites within the village and it is considered that they would be sufficient to meet the housing requirements for the plan going forward. Development of the site would result in the loss of prime agricultural land and greenfield land.							
OVERALL SEA COMMENT	Minor negative SEA issues in the loss of prime agricultural land and a greenfield site. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							