LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CPC.B&I1	Source of site suggestion:	Site history/previous planning	
Site name: Chapelcross North	LDP Allocation	where applicable and approva	l date):
Settlement: B&I	Current use: Former nuclear power station and		
OS Grid Reference (Easting, Northing): 321541, 570471	airfield base.	Existing LDP allocations/ desi Yes	gnations:
Site Size (ha): 19.43	Proposed use: Business and industry	HMA: B&I	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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
--------------------------	----------------------	--------	---------	-----------------------	-------------------------	---------------------------	--------------------------	--------------------------

				BIODIVERSITY,	FAUNA A	AND FLORA	Δ					
Do any of the following hindiversity interests		SACs	I NI I	LNR	NI I			SPAs	NI I	SSSIs	T NI	
Do any of the following biodiversity interests affect or have connectivity to the site? (this		NNR	N N	Local wildlife sites	N		1	Natterjack toads	N N	Great Crested Newts		
includes any potential SACs and SPAs)		RAMSAR	N	Geodiversity Sites	N	C	Other pr	otected species	N	Marine Consultation Zones		
				nt/semi-natural woodland	N							
			nents: Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Not likely to affect all areas/proposals, but may e updating & re-assessment.									
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					0					
PLANNING OVERVIEW		odiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Will require to be updated and reassessed. Not likely to affect all areas and apposals.										
SEA OVERVIEW	Poten	ntial biodiversity interest on site which will require to be updated and ressessed and will require to be taken into account. SEA Score: 0										

					POP	ULATION AND H	UMAN	HEALTH	4					
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	tance (km	n) 5										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ght of Wa Core pat Cycle pat	ý N h N	Comme	ent: Local cycle route	11 along E	37076						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com		llage hall	5	Sports facilities	5	Hospita	alities		Local shops (convenience	5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and		chool n		Primary						Seconda	ary			
what is the remaining capacity within the			acity:											
catchment. (October 2015). Distance from site (km)			ance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	Site is	distant	from cor	nmunity fa	acilities an	nd centres of population	n, increas	ing potent	ial jou	rney time	for workforce.			
SEA OVERVIEW	Negat	ive SEA	impact a	as site dis	tant from	community facilities ar	nd centres	of popula	ation.			SEA SCORE:)	X	

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

			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		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site is relatively flat and contained within a shallow valley.	SV	0		0		
Are there any contaminated soils issues on the site		Y	Former Chapelcross nuclear power station and former RAF airfield. SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	С	X	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0		
PLANNING OVERVIEW	devel	opment ern for a	ner Chapelcross Nuclear Power Station and former RAF airfie Requirement to assess for radioactive contaminants as well ny intrusive investigations.	as chen	nical cor	ntaminants and that a detailed desk study should identify the		clides of	
SEA OVERVIEW	radioa	Site investigation and contaminated land assessment would be required before development. Requirement to assess for adioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.							

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches, water courses and boggy areas.	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 appears in SEPA pluvial flood maps. DGC hold flood records in connection to this site. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA	С	X	Drainage Impact Assessment required. SEPA – Require to assess flood risk assessment	0	

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required		
			and Scottish Water. Appropriate surface water management measures should be adopted.							
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	С	X	Assessment of culverted watercourses will need to be submitted and agreed with SEPA.	0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	For Chapelcross Waste Water Treatment Works Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements	С	0	Further investigation such as a Drainage Impact Asessment (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	РНН	Υ	Black Esk Water Treatment Works	С	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 10" water main running across north boundary of site.	0			
PLANNING OVERVIEW	conne this de	Vaste water - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements. There is sufficient capacity to onnect to the mains water supply. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any his development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 10" water main running across north boundary of site.								
SEA OVERVIEW	Poten	oten tidal flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and greed with SEPA. SEA Score: 0								

	AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	?	Former nuclear power station currently subject to decommissioning . Agricultural land									
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)		Υ	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?					
PLANNING OVERVIEW Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.												

SEA OVERVIEW Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application. SEA SCORE: ?

						MATE	RIAL A	ss	ETS											
Is the site			/nfield	Υ	Cor	mment Part bro	wnfield ar	nd pa	art greer	field. R	euse of	land ass	ociat	ed with fo	ormer nu	ıclear p	ower sta	tion and fo	rmer RAF	airfield
		Gree	enfield																	
Is the site vacant or derelict		N	ls i	t contair	ned with	nin the Vacant a L	ind Dereli and Surve				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		Ν									0								0	
Does the site have existing and potential mineral extraction		N									0								0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N									0								0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									0								0	
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons ment No k		ervicing	Bord Gais Eir constraints	ann pipeli	ne	N		,	Shell oil p	oipelir	ne N				Trans	co pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/		N	М	D N			Carli	sle Airp	ort N			Coal Au	thority	N		HSE	N
PLANNING OVERVIEW	No kno	wn ser	vicing con	straints.																
SEA OVERVIEW	Positive	SEA	impact as	involves	in part	the reuse of b	ownfield I	and.									SEA	SCORE: +		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This site lies alongside the B722, the preferred route between the Chapelcross site and the A74(M) / B7076. The B722 south of Chapelcross enters Annan through residential areas, which would be undesirable for HGV traffic. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and								

Site assessment question Xestated SEA Selated SEA	ource Mitigation if appropriate Mitigation if appropriate		
--	--	--	--

		Galloway Council Parking Standards.	
PLANNING OVERVIEW	The site	e is within 2.5 miles of A74(M) Junction 20. The site should be accessed from the B722 subject to appropriate road improvements having been made. A	
	compre	chensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints	and
	propos	es mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross	

		CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)		South aspect		0		0		
Can the site make best use of solar gain		Y		0	Due to southerly aspect the use of solar gain could be used to great effect	0		
Is the site protected from prevailing winds		Y		0		0		
PLANNING OVERVIEW	VERVIEW Due to southerly aspect the use of solar gain could be used to great effect							
SEA OVERVIEW	Due to	southerly aspect the use of solar gain could be used to great effect			SEA SCORE: 0			

CULTURAL HERITAGE												
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment Archaeology - On site of former RAF Annan. No overriding historic						
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν							
	L	World Heritage Site	Ζ	Inventory & Non-Inventory	Ν	Historic Built Environment - No built heritage issues identified.						
		Archaeological site	Ν	Garden or Designed Landscape								
Will the development of the site result in the												
opportunity to enhance or improve access	L											
to the historic environment												
PLANNING OVERVIEW	PLANNING OVERVIEW Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.											
SEA OVERVIEW	Approp	riate archaeology mitigati	on n	neasures will require to be consider	ed ir	in relation to is former use. SEA Score: 0						

	LANDSCAPE														
Is the site within or adjoining any of the			NSAs	N	RSAs	N	Comment Site is vis	Comment Site is visually/physically contained by roads within a shallow valley, however existing B8							
following		W	ld Land	and N TPOs N uncomfortably with rural landscape. Existing hedgerow trees and shelter belt should be retain with additional pre planting.							and enh	nanced			
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	shallow	te is visually/physically contained by roads within a sallow valley. disting B&I sits uncomfortably with rural landscape					Х	Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape.	0				
Will development of the site be well integrated visually with the existing		N/ A							0		0				

Site assessment question	Related SEA Topic	Yes/No	Date of the mitigation of the		Mitigation if appropriate	Post mitigation score	Consultation required				
settlement				1				1			
Are there any locally attractive views that will be impacted by development of the site		N			0		0				
PLANNING OVERVIEW		Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.									
SEA OVERVIEW		indirect with additional pre planting. Igh site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and lanting is essential. SEA Score: 0									

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&p=0 applies adopted as supplementary planning guidance.								
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.								
Are there any known restrictive covenants or ransom strips	Υ									
Can the site be delivered within the LDP timeframe	Υ									
OVERALL PLANNING COMMENT										
OVERALL SEA COMMENT	unkr to as intru	tive SEA impact in terms of Material Assets as would involve development of brownfield land. Negative SEA Impact in terms of Population and Health and nown impact in relation to Soils, and Air Quality. Site is distant from community facilities. Soils - contaminated land assessment required with requirement sees for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any sive investigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant missions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

0ite Ref: CPC.B&I2	Source of site suggestion:	Site history/previous planning					
Site name: Chapelcross South	LDP Allocation	where applicable and approval date):					
Settlement: B&I	Current use: Former nuclear power station and						
OS Grid Reference (Easting, Northing): 322007, 569313	airfield base.	Existing LDP allocations/ designations:					
Site Size (ha): 7.13	Proposed use: Business and industry	HMA: B&I	Date completed: Oct/Nov 2016				

Торі	С	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
Scor	RE	0	X	?	0	?	+	0	0	0

Scoring Guidance

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

Legends

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
--------------------------	----------------------	--------	---------	-----------------------	-------------------------	---------------------------	-----------------------	--------------------------

BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SACs	N	LNR	N			SPAs	N		SSSI				
affect or have connectivity to the site? (this		NNR													
includes any potential SACs and SPAs)		RAMSAR	SAR N Geodiversity Sites N Other protected species N Marine Consultation Zones N												
			Ancient/semi-natural woodland												
			nments: Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Not likely to affect all areas/proposals, but may uire updating & re-assessment.												
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					0				0				
PLANNING OVERVIEW	Biodiv propo	. *	ersity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Will require to be updated and reassessed. Not likely to affect all areas and sals.												
SEA OVERVIEW	Poten	itial biodiversi	ity interest o	n site which will require to	be updated	d and ressessed	d and wi	ill require to be tak	en into ac	count.	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	ance (kr	n) 5											
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	tht of Wa Core pa Cycle pa	ay N th N	C	comment:									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/v				Sports facilities	5	Hospita	alities			5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and		chool n		Primary							Second	ary			
what is the remaining capacity within the			arrie. acity:												
catchment. (October 2015). Distance from site (km)			ance:												
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N							GIS	0				0	
PLANNING OVERVIEW	Site is	distant	from co	mmunity	/ facilit	ties and ce	entres of popula	tion, increas	ial jou	ırney time	e for workforce. The site is within 2	2.5 miles of An	nan		
SEA OVERVIEW	Negat	ive SEA	impact	as site	distant	t from com	nmunity facilities	and centre	ation.			SEA SCORE:	X		

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

			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		0							
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			0									
Are there any contaminated soils issues on the site		Y	Brownfield - former airfield and ground associated with former nuclear power station SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	С	X	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?							
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0							
PLANNING OVERVIEW	devel	opment. ern for a	of former Chapelcross Nuclear Power Station and former RAF airfield. Site investigation and contaminated land assessment would be required before pment. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of rn for any intrusive investigations.											
SEA OVERVIEW	radioa	investigation and contaminated land assessment would be required before development. Requirement to assess for active contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of the remainder investigations.												

	WATER														
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches and boggy areas	SV	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	Body of water traverses the site. DGC hold records of flooding in relation to this site. Drainage Impact Assessment required. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk. Records of surface water/drainage flooding in proximity of the site in Nov 2006, leading to road flooding.	С	X	A Flood Risk Assessment is required which will require to be agreed with the Council and SEPA. A surface water flood hazard has been identified and should be discussed with Council and Scottish Water. Appropriate surface water management measures should be adopted.	0								

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 have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	С		Assessment of culverted watercourses will need to be submitted and agreed with SEPA.						
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Υ	For Chapelcross Waste Water Treatment Works Early discussions is recommended with Scottish Water to discuss build out rates and establish growth requirements	С	0	Further investigation such as a Drainage Impact Asessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended.	0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works	С	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 Scottish W via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 4" water main just within site.	0					
PLANNING OVERVIEW	conne this de	te water - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements. There is sufficient capacity to lect to the mains water supply. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if a development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted that water main just within the site.										
SEA OVERVIEW	Potential flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and agreed with SEPA. SEA Score: 0											

	AIR QUALITY														
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0								
What are the surrounding land uses and are there possible polluting uses nearby	PHH	decommissioning . Agricultural land													
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?								
PLANNING OVERVIEW			for Business and Industry and dependent on the type of dev red and any mitigation measures considered as part of the de				nis wou	d require							
SEA OVERVIEW	Site all	located for Business and Industry and dependent on the type of development and processes involved may introduce cant air emissions. This would require to be considered and any mitigation measures considered as part of the													

e <u>la</u>	16	Information	nrormat cource re mitig	Mitigation if appropriate	Post mitigation score	Consultation required
-------------	----	-------------	-------------------------------	---------------------------	-----------------------	--------------------------

determination of any planning application.

MATERIAL ASSETS																		
								/										
Is the site		Brow	nfield	Y	Cor	mment Part	brownfi	eld and	part gree	nfield. R	euse of la	ınd associa	ted with for	mer nuclear p	ower stat	ion and form	er RAF a	airfield
		Gree	nfield															
Is the site vacant or derelict		N	Is it	contai	ned with	nin the Vaca	nt and I	Derelict										
							Land	Survey										
Will development of the site minimise		N									0						0	
demand on primary resources e.g. does the																		
development re-use an existing structure or																		
recycle or recover on-site																		
materials/resources																		
Does the site have existing and potential		N									0						0	
mineral extraction																		
Is the site in the vicinity of a waste		N									0						0	
management site and could, therefore,	PHH																	
compromise the waste handling operation																		
Do sites for potential waste management		n/a									0						0	
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			Pylons			Bord Gais	Eirann	pipeline	N		Sh	ell oil pipeli	ne N			Transco	pipeline	N
constraints that impact on the development		Com	ment No kn	own s	ervicing	constraints												
of the site					•													
Will development of the site require			Air Traffic/N	ATS	N		MoD	N		Carlis	sle Airpor	t N	C	oal Authority	N		HSE	N
consultation with any of the following bodies																		
PLANNING OVERVIEW	No kno	wn ser	vicing const	raints														
SEA OVERVIEW	Positive	ositive SEA impact as involves in part the reuse of brownfield land. SEA Score: +																

ROADS/ACCESS						
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This site lies alongside the U204a and lies on the opposite side of the road to the main Chapelcross Nuclear Site entrance, the preferred route between the Chapelcross sites and the A74(M) / B7076 is via the B722 which can be accessed via the U204a, C43a and C44a. It should be noted that the B722 at the Annan end runs through residential areas, which would be undesirable as an HGV route. Traffic can also access the A75 Trunk Road via the U204a, C43a and B6357. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking					

Site assessment question Very Site assessment question	Information source Pre mitigation score	Post mitigation score Consultation	equired
---	---	------------------------------------	---------

	Standards.	
PLANNING OVERVIEW	The site is within 2.5 miles of A74(M) Junction 20. This site lies alongside the U204a and lies on the opposite side of the road to the main Chapelcross Nuclear entrance. The preferred route between the Chapelcross sites and the A74(M) / B7076 is via the B722 which can be accessed via the U204a, C43a and C44 s appropriate road improvements having been made. A comprehensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneral Chapelcross	ubject to

CLIMATIC FACTORS							
What is the site aspect (e.g. N, W, etc.)		South aspect		0		0	
Can the site make best use of solar gain		Y Due to southerly aspect the use of solar gain could be used to great effect					
Is the site protected from prevailing winds		Υ		0		0	
PLANNING OVERVIEW Due to southerly aspect the use of solar gain could be used to great effect							
SEA OVERVIEW	Due to	southerly aspect the use of solar gain could be used to great effect			SEA Score: 0		

CULTURAL HERITAGE												
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Z	Comme	ent A	rchaeology - No historic environment is	sues identified for th	is site, a	as of
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	Z	July 20					
	L W		rld Heritage Site	Ν	Inventory & Non-Inventory	Ν	Historic	Historic Built Environment - No built heritage issues noted.				
		Arc	chaeological 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	/ill the development of the site result in the pportunity to enhance or improve access L											
PLANNING OVERVIEW	OVERVIEW Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.											
SEA OVERVIEW	Approp	riate a	rchaeology mitiga	tion n	neasures will require to be consider	ed in	relation to	is for	rmer use.	SEA SCORE: 0		

LANDSCAPE							
Is the site within or adjoining any of the following		Wi	NSAs ld Land		RSAs TPOs		Comment Site associates with B&I uses. Former airfield site. Retain woodland shelter belt to SE.
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					Retain woodland shelter belt to SE. Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape, but adjacent to former nuclear power station.
Will development of the site be well							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
integrated visually with the existing settlement									
Are there any locally attractive views that will be impacted by development of the site		N					0		
PLANNING OVERVIEW	Existing shelter belt should be retained. Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape.								
SEA OVERVIEW		though site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and be planting is essential. SEA Score: 0							

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement	Y	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July						
boundary within the LDP		2015) http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&p=0 applies adopted as supplementary planning guidance.						
Have all landowners been identified and have they	Υ	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.						
agreed to disposal/development of the site								
Are there any known restrictive covenants or ransom	Υ							
strips								
Can the site be delivered within the LDP timeframe	Υ							
OVERALL PLANNING COMMENT	Alloc	cated site for business and industry in adopted LDP. Chapelcross Development Framework (July						
	2015	5) http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&p=0 applies adopted as supplementary planning guidance. Current discussions ongoing with						
	Nucl	ear Decommissioning Agency as part of the CX project in terms of the disposal strategy.						
OVERALL SEA COMMENT	Posi	tive SEA impact in terms of Material Assets as would involve development of brownfield land .Negative SEA Impact in terms of Population and Health and						
		nown impact in relation to Soils, and Air Quality. Site is distant from community facilities. Soils - contaminated land assessment required with requirement						
	to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any							
		sive investigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant						
		missions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CPC.B&I3	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):				
Site name: Chapelcross West	ZDI / MICCAMON	whole applicable and c	approval actor.			
Settlement: B&I	Current use: Former nuclear power station and	_				
OS Grid Reference (Easting, Northing): 321034, 569827	airfield base.	Existing LDP allocations/ designations:				
Site Size (ha): 32.37	Proposed use: Business and industry	HMA: B&I	Date completed: Oct/Nov 2016			

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

Scoring Guidance

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

Legends

	•	
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 Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
---	--	---

BIODIVERSITY, FAUNA AND FLORA													
Do any of the following biodiversity interests affect or have connectivity to the site? (this		SAC		LNR Local wildlife sites	N N		SPAS N			SSSIs Creat Created Newton	N		
includes any potential SACs and SPAs)		RAMSA		Geodiversity Sites	N N	С		latterjack toads otected species	N N	Great Crested Newts Marine Consultation Zones			
			Ancient/semi-natural woodland Ancien										
Are there any known invasive species within the site													
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity													
PLANNING OVERVIEW	Biodi\ propo		est on site as	set out in Chapelcross Bio	diversity Ac	tion Plan 2008.	Will red	quire to be updated	l and reas	ssessed. Not likely to affect all areas an	d		
SEA OVERVIEW	Poten	ntial biodiversity interest on site which will require to be updated and ressessed and will require to be taken into account. SEA Score: 0											

					POP	ULATION AND H	UMAN	HEALTI	4					
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	ance (km	n) 5										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	th of Wa Core pat Cycle pat	ý N h N	Comme	ent: Local cycle route	11along E	37076						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall			Sports facilities	5	Hospita	alities		Local shops (convenience	5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and		chool n		Primary						Seconda	ary			
what is the remaining capacity within the			acity:											
catchment. (October 2015). Distance from site (km)			ance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	Site is	distant	from cor	nmunity fa	acilities an	nd centres of population	n, increas	ing potent	ial jou	rney time	for workforce			
SEA OVERVIEW	Negat	gative SEA impact as site distant from community facilities and centres of population.										SEA SCORE: X	(

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

			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		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site is relatively flat and contained within a shallow valley		0						
Are there any contaminated soils issues on the site			Partially within Chapelcross compound on former RAF airfield. Site investigation would be required before development. SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	С	×	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	devel	opment. ern for a	ner Chapelcross Nuclear Power Station and former RAF airfie Requirement to assess for radioactive contaminants as well ny intrusive investigations.	as chem	nical cor	ntaminants and that a detailed desk study should identify the		clides of			
SEA OVERVIEW	radioa	ite investigation and contaminated land assessment would be required before development. Requirement to assess for dioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.									

	WATER are there any watercourses, wetlands. B Y Evidence of drainage ditches, water courses and boggy SV											
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches, water courses and boggy areas.	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 appears in the SEPA pluvial flood maps. A body of water traverses the site. Drainage Impact Assessment required. A Flood Risk Assessment may also be required depending on the content of supplied information. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk.	С	X	A Flood Risk Assessment is required and agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.	0					

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required		
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	С	X	Assessment of culverted watercourses will need to be submitted and agreed with SEPA.	0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	For Chapelcross Waste Water Treatment Works, Early discussions is recommended with Scottish Water to discuss build out rates and establish growth requirements	С	0	Further investigation such as a Drainage Impact Asessment (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	РНН	Y	Black Esk Water Treatment Works	С	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0			
PLANNING OVERVIEW	conne	ct to th	- Early discussions are recommended with Scottish Water to e mains water supply. Further investigation such as Flow and nent has on the existing network. Early engagement with SW	Pressu	re test o	Water Impact Assessment may be required to establish who				
SEA OVERVIEW	Poten	otential flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and greed with SEPA. SEA Score: 0								

	AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	?	mer nuclear power station currently subject to commissioning . Agricultural land									
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	ite allocated for Business and Industry and dependent n the type of development and processes involved may stroduce significant air emissions ? This would require to be considered and any mitigation measures considered as part of the determination of any planning application.									
PLANNING OVERVIEW			for Business and Industry and dependent on the type of devered and any mitigation measures considered as part of the de				his wou	ld require				
SEA OVERVIEW	signific	ite allocated for Business and Industry and dependent on the type of development and processes involved may introduce gnificant air emissions. This would require to be considered and any mitigation measures considered as part of the etermination of any planning application.										

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

						MATE	RIAL AS	SETS									
Is the site			vnfield	Υ	Cor	mment Part brov	vnfield and	part gree	nfield. F	Reuse of	land associa	ated with for	mer nuclear	power sta	tion and form	er RAF a	irfield
		Gree	enfield					1 1		T =	1						
Is the site vacant or derelict		N	Is it	t contain	ed with	nin the Vacant a La	nd Derelict and Survey			0						0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Z								0						0	
Does the site have existing and potential mineral extraction		N								0						0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N								0						0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a								0						0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons Y Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipenment Electricity poles and lines cross site and a maintenance corridor will be required.														
Will development of the site require consultation with any of the following bodies			Air Traffic/l		N	Mo				isle Airp			oal Authority			HSE	N
PLANNING OVERVIEW	Electric	ity pol	es and line	s cross s	site and	d a maintenance	e corridor w	ill require	to be ta	aken into	account in t	he layout of	the busines	s and indu	ustry site.		
SEA OVERVIEW	Positive	itive SEA impact as involves in part the reuse of brownfield land. SEA Score: +															

	ROADS/ACCESS This site lies also saids the P700 the reafered route between the Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the A74/A0 (P7076. The P700 courts of Characters and the										
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 lies alongside the B722, the preferred route between the Chapelcross site and the A74(M) / B7076. The B722 south of Chapelcross enters Annan through residential areas, which would be undesirable for HGV traffic. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards										
PLANNING OVERVIEW The site is within 2.5 miles of A74(M) Junction 20. The site should be accessed from the B722 subject to appropriate road improvements having been made. A comprehensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross											

Telated SEA Site assessment question SEA SEA	Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required	
--	---------	--	---	--

		CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)		South aspect	0	0				
Can the site make best use of solar gain		Υ	0	0				
Is the site protected from prevailing winds		Υ	0	0				
PLANNING OVERVIEW	Due to	e to southerly aspect the use of solar gain could be used to great effect						
SEA OVERVIEW	Due to	ue to southerly aspect the use of solar gain could be used to great effect SEA Score: 0						

					CULTURAL HERITA	ЭE						
Will the development of the site affect any			Listed Building	Ν	Scheduled Monuments	Ν			Archaeology - On site of former RAF And	nan. No overriding hi	istoric	
of the following including their setting		C	onservation Area	Ν	Inventory of Historic Battlefield	Ν			nt issues, but will require mitigation.			
	L	Wo	orld Heritage Site	Ζ	Inventory & Non-Inventory	Ν	His	toric Bu	ilt Environment - No built heritage issues	s noted		
		Ar	chaeological site	Z	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L											
PLANNING OVERVIEW		Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.										
SEA OVERVIEW	Approp	Appropriate archaeology mitigation measures will require to be considered in relation to is former use. SEA Score: 0										

					LANDSCAPE							
Is the site within or adjoining any of the			NSAs	RSAs		Comment Site is visually/physically contained by roads within a shallow valley, however existing B&I sits						
following		W	ild Land	ild Land TPOs uncomfortably with rural landscape. Existing hedgerow trees and shelter bel with additional pre planting.					should be retained and enhanced			
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	shallow va	ually/physically contained alley. &I sits uncomfortably wit	•	С	X	Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.	0			
Will development of the site be well integrated visually with the existing settlement		n/a					0					
Are there any locally attractive views that will be impacted by development of the site		N					0		0			
PLANNING OVERVIEW		Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.										

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

SEA OVERVIEW	Although site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and	SEA SCORE: 0
	tree planting is essential.	

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&p=0 applies adopted as supplementary planning guidance.
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.
Are there any known restrictive covenants or ransom strips	Υ	
Can the site be delivered within the LDP timeframe	Υ	
OVERALL PLANNING COMMENT	2015	cated site for business and industry in adopted LDP. Chapelcross Development Framework (July bittp://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&p=0 applies adopted as supplementary planning guidance. Current discussions ongoing with lear Decommissioning Agency as part of the CX project in terms of the disposal strategy.
OVERALL SEA COMMENT	unkr for ra inve	tive SEA impact in terms of Material Assets as would involve development of brownfield site. Negative SEA Impact in terms of Population and Health and nown impact in relation to Soils, and Air Quality. Site is distant from community. Soils - contaminated land assessment required with requirement to assess adioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive stigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air sections. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.