Site Ref: DBT.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos.
Site name: Sunnyside / Barhill Road		where applicable and approval date): 10/P/2/0205
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing): 283872, 561481		Existing LDP allocations/ designations: DBT.H1
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
0.99		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	+	0	0	0	X	+	0	0

Scoring Guidance

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

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
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					BIODIVERSITY,	FAUNA	AND	FLOR	A						
Do any of the following biodiversity interests		5	SACs	N	LNR	N				SPAs	N		Ş		N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			N	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		(Other pro	otected species	N	Ma	arine Consultation	Zones	N
				Ancien	t/semi-natural woodland	N									
		Comn	Comments: There are no known designations affecting this site												
Are there any known invasive species within the site		N	GIS C								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	trees an	d hedge	adjacent to an area of ope erows on south western bo	oundary		SV	Х	Where approprishould be impleted by tree species in and the creational along transportencourage the	emented, standscape an of green to corridors,	such as the us e schemes, hal ways and wild footpaths and	e of locally native bitat creation, life corridors	0	
PLANNING OVERVIEW	The e	xisting t	rees and f	ield bou	ındaries should be retaine	d as far as	possib	le							
SEA OVERVIEW		ovided that biodiversity interests are fully taken into account in any development proposals and that these areas may be proved or enhanced there should be no negative SEA issues. SEA Score: 0													

					POP	ULATION AND H	IUMAN	HEALTH	Н					
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.	MA	N	protec	eted open sp		it does not form part of	of the	SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (kr ht of Wa Core pa Cycle pa	aý N ath Y	Comme	ent: Dalbeattie Forest	Core Pat	า						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		, ,	village hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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)			ame: acity:	Primary Dalbeattie I 92 0-1	Primary					Seconda Dalbeatt 149 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 si	te is wit	hin clos	e proximity	to local s	services. Residential d	evelopme	ent will help	to su	pport serv	vices and facilities in the area.			

	ທ 🐇	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			SOILS							
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification urban (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)		?	Site slopes downwards towards the burn, soil erosion may be an issue	SV	?	Development proposals would be assessed against the relevant LDP policies	0			
Are there any contaminated soils issues on the site		Υ	Former use includes fuel tanks and pumps.	С	Х	Site investigation would be required.	0			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	No info available	С	?		?			
PLANNING OVERVIEW	Devel	opment	proposals will need to ensure they minimise any potential soi	I erosion	and re	mediate any contaminated soils				
SEA OVERVIEW	Provided any potential soil erosion and contamination mitigation measures are taken into account there should be no SEA issues SEA Score: 0									

			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	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within the floodplain. Existing approved Flood Risk Assessment.	С	X	Existing approved Flood Risk Assessment updated.	t may need	0				
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0			0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Dalbeattie WwTW has sufficient capacity.	С	0			0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth the instigate a Growth project when the Development 5 Growth criteria.		0				
PLANNING OVERVIEW												
SEA OVERVIEW	Provid	led all th	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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and open space	SV	0		0					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0					
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0										

						MATERI	AL ASSET	s					
Is the site		_	vnfield		Commen	t							
		Gree	enfield Y										
Is the site vacant or derelict		N	Is it co	ontained	within the	Vacant and Land	Derelict N Survey	0	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	Greenfield s be reused	site, ther	e are no e	xisting struct	ures that coul	ld SV	X			X	
Does the site have existing and potential mineral extraction		N						0	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			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		Com	Pylons I nment	N	Boro	d Gais Eiranr	pipeline N			Shell oil pipeline N	Transco	pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment			Information source	Pre mitigation score		Mitigation if appropr	iate	Post mitigation score	Consultation required	
Will development of the site require			Air Traffic/NATS	N	MoD	N	Ca	rlisle Air	port N	Coal Authority	N	HSE	N
consultation with any of the following bodies	Daniel		t of this often and the	10 1	the less of a success	Calablacad							
PLANNING OVERVIEW		evelopment of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The lo	ss 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 for 12 no. dwellinghouses was granted planning permission in principle in 2010. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. It would be appropriate that a footway be provided along the site frontage to connect with the existing footway.									
PLANNING OVERVIEW	An access can be achieved into the site									

			CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)		Slop	ing site	SV					
Can the site make best use of solar gain		? Possible although the sloping nature of the site may make it difficult			?	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			
Is the site protected from prevailing winds		Υ	Surrounding development protects site	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+				
PLANNING OVERVIEW	Any nev	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW		ere are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction set are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction set are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction set are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction set are positive SEA impacts.							

					CULTURAL HERITAG	ЭE				
Will the development of the site affect any			Listed Building	Υ	Scheduled Monuments	Ν		: The core 1876 granite building of Dalbeattie Primary So		
of the following including their setting		Co	onservation Area	N	Inventory of Historic Battlefield	N		wall on Southwick Road are Listed Category C. The gran		
	L	Wo	orld Heritage Site	N	Inventory & Non-Inventory	N		ally distinctive and of local conservation interest. The site is		
		Ar	chaeological site	N	Garden or Designed Landscape			of type of the state of the sta	school in th	ne
								of trees/hedge along the burn.		
Will the development of the site result in the		N			complement and enhance the	5	6V 0		0	
opportunity to enhance or improve access	L		historic built env	ironn	nent					
to the historic environment										
PLANNING OVERVIEW	Develo	Development proposals should complement and enhance the historic built environment								
SEA OVERVIEW	There a	are no	SEA issues					SEA Score:0		

Site assessment question Yes/No Yes/No Comment	Pre mitigation if appropriate Mitigation if appropriate	Post mitigation score	Consultation required
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				L	ANDSCAPE						
Is the site within or adjoining any of the following	Wi	NSAs Nild Land N	RSAs TPOs		Comment						
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	Development	could affect the	bounda	ary trees	SV C	0	Set back garden ground from any riparian retain and undomesticated naturalised rive immediate floodplain.		0	
Will development of the site be well integrated visually with the existing settlement	Υ	the existing p		pment, s	elopment following set down the slope at n two storey.	SV C	0	The wall around the site is locally distinctive which should be retained as far as possible reinstated.		0	
Are there any locally attractive views that will be impacted by development of the site	 N			4 1:1		SV	0			0	
PLANNING OVERVIEW SEA OVERVIEW			plot developme owed there sho		would reflect he surro o SEA issues	unding	develop		SEA SCORE:0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is currently allocated for residential development within the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand								
OVERALL PLANNING COMMENT	with	site is an allocated housing site in the adopted LDP. It is considered to be an effective site. Development of the site should ensure that it is well integrated the existing settlement.								
OVERALL SEA COMMENT	Mino	or positive and negative SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which dencourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.								

Site Ref: DBT.H3	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos.
Site name: Bruce Road/Port Road		where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: DBT.H3
283069, 560830		
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
0.39		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	+	0	0	0	X	0	0	0

Scoring Guidance

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

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	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	A						
Do any of the following biodiversity interests			SACs N LNR N SPAs N										SSSIs		
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	Ν	Geodiversity Sites	N		(Other pr	otected species	N	M	arine Consultation	Zones	N
			Ancient/semi-natural woodland												
		Comn	Comments: There are no known designations affecting 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	Site is adjacent to an area of open space. Development could have an impact on field boundaries and existing trees X Where approximately should be tree species and the creation along transpection.								emented, s landscape n of green corridors,	such as the us schemes, ha ways and wild	nce biodiversity se of locally native bitat creation, llife corridors d cycleways, to	0	
PLANNING OVERVIEW	The e	xisting t	rees and	field bo	undaries should be retaine	d as far as	possib	le							
SEA OVERVIEW			led that biodiversity interests are fully taken into account in any development proposals and that these areas may be ved or enhanced there should be no negative SEA issues. SEA SCORE: 0											-	

					POP	ULATION AND H	IUMAN	HEALTH	1					
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.	MA	N	adjace	ent area of p		an opportunity to ma open space	ke links to	SV	0				+	
Distance to nearest area of open space			ance (kr											
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Ĭ	ht of Wa Core pa Cycle pa	th N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	Community/village hall		Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area				Primary						Seconda	ary			
(primary and secondary) for the site and	S	chool n	ame:	Dalbeattie I	rimary					Dalbeat	tie High			
what is the remaining capacity within the		Capa	acity:	92						149	-			
catchment. (October 2015). Distance from site (km)		Dista	ince:	1-5						0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	The si	te is wit	hin close	e proximity	to local s	services. Residential of	developme	ent will help	to su	ipport ser	vices and facilities in the area.			

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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								The state of the s					
			SOILS										
Will development of the site result in the		N	Soil classification urban	0	0								
loss of the best quality agricultural land			(The James Hutton Institute)										
Would the development of the site result in		N		SV	0		0						
soil or coastal erosion (adjacent to the coast													
or includes steep slopes)													
Are there any contaminated soils issues on		N	No known previous use	С	0		0						
the site			·										
Is the site on peatland and could the		N		С	0		0						
development of the site lead to a loss of	CF												
peat													
PLANNING OVERVIEW													
SEA OVERVIEW	There	There are no SEA issues SEA Score: 0											

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		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	Site appears in pluvial SEPA flood maps. There is a watercourse adjacent to the site	С	X	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. A Drainage Impact Assessment also required	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. 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.	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
PLANNING OVERVIEW	Any fl	ood risk	will need to be fully investigated by the landowner/developer	as part	of the Fl	ood Risk Assessment. There is limited capacity at the water	treatment	

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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	works. The developer will need to discuss build out rates further with Scottish Water.	
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues	SEA SCORE: 0

	AIR QUALITY													
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	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 fields	SV	0		0							
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site											
SEA OVERVIEW														

	MATERIAL ASSETS														
Is the site		_	vnfield Y	Comment: Greenfield site											
Is the site vacant or derelict		N	Is it containe	ed within the Vacant and Derelict N Land Survey	0	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	Greenfield site, the be reused	ere are no existing structures that could	SV	X			X						
Does the site have existing and potential mineral extraction		N			0	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			0						
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a													
Are there any of the following servicing			Pylons N	Bord Gais Eirann pipeline N			Shell oil pipeline N	Transco p	ipeline	IN					

Site assessment question	Related SEA Topic	Yes/No		Comment				Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
constraints that impact on the development of the site		Co	mment: There are r	io knov	wn servicing constrair	nts in relation to	o the site)						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	rlisle Airpor	t N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Devel	opmer	nt of this site would	result i	n the loss of a greent	field land								
SEA OVERVIEW	The lo	ss of	greenfield land wou	ld be a	negative SEA impac	ct					SEAS	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 for 12 no. dwellinghouses would be served via a new access from Port Road, with potential to link to the existing Bruce Road (the Council has identified a desire line for a pedestrian/cycle link between the end of Bruce Road and Port Road). It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW An access can be achieved into the site											

	CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat, open site									
Can the site make best use of solar gain		Possible although it is a small site and surrounding development may make it difficult to make best use of solar gain	SV	?	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2						
Is the site protected from prevailing winds		Y Relatively open site			0						
PLANNING OVERVIEW	Any new	buildings should be built in such a way as to integrate solar gain	and sust	ainability	y measures into their design and construction.						
SEA OVERVIEW	Small sit	Il site which may make it difficult to maximise solar gain SEA Score:0									

CULTURAL HERITAGE										
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	N	Con	mment: No known historic environment issues			
of the following including their setting		Conservation Area	Z	Inventory of Historic Battlefield	N					
	_	World Heritage Site	Z	Inventory & Non-Inventory	N					
		Archaeological site	Z	Garden or Designed Landscape						
Will the development of the site result in the		N			S	V	0		0	
opportunity to enhance or improve access	L									
to the historic environment										
PLANNING OVERVIEW	There a	are no cultural heritage is	ssues	6						

T Site assessment question Site assessment question	Comment	Pre mitigation source Score Mitigation if appropriate	Post mitigation score Consultation required
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1	SEA OVERVIEW	There are no SEA issues	SEA SCORE: 0
	OLA OVERVIEW		

	LANDSCAPE												
Is the site within or adjoining any of the			NSAs N		RSAs	s in relation to this site:							
following		W	ild Land N	1	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		?	setting to t significant	the exist ash tre	ting building es on the b	gs. Ther oundary	and an attractive e are 2 large and , both the lane and amenity value.	SV	0	Some limited development could be accommodated if links can be made and access is available for people to use the open space immediately to the north for recreation, and allowing for a 30m set back from the boundary ash trees.	0		
Will development of the site be well integrated visually with the existing settlement		Y						SV	0		0		
Are there any locally attractive views that will be impacted by development of the site		N						0	0		0		
PLANNING OVERVIEW	The bo	undary	trees shoul	ld be ret	tained and	develop	ment should be of a so	cale to ref	lect the	surrounding existing development			
SEA OVERVIEW	Provide	ed the trees are integrated into any development going forward 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	Υ	The site is currently allocated for residential development within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	are i	site is an allocated housing site in the adopted LDP. It is considered to be an effective site. Development of the site should ensure that the boundary trees etained and it is well integrated with the existing settlement.
OVERALL SEA COMMENT	Mind coul	or negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which dencourage active travel and reduce carbon emissions from transport.

Site Ref: DBT.H6	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: John Street / Barhill Road	LDP allocation	where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: DBT.H6
283587, 562020		
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
5.89		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	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

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			ACs N		LNR	N				SPAs				SSSIs	N
affect or have connectivity to the site? (this		I	NNR N		Local wildlife sites	N			1	Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAM	SAR N		Geodiversity Sites	N		C	ther pr	otected species	N	M	arine Consultation 2	Zones	N
				Ancient/s	semi-natural woodland	N									
		Comments: There are no known designations affecting this site													
Are there any known invasive species within the site		N	GIS 0 C									0			
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Υ	Y Greenfield site on edge of settlement adjacent to Bar Hill forestry plantation. There are a number of trees on the site and hedgerows on the boundary						X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.			+		
PLANNING OVERVIEW	The e	xisting t	rees and fie	eld bound	daries should be retaine	ed as far as	possib	le							
SEA OVERVIEW	Provid impro	ded that ved or e	biodiversity nhanced th	/ interest ere shou	ts are fully taken into ac uld be no negative SEA	count in ar issues.	y devel	opment p	oroposa	als and that these	e areas ma	y be	SEA SCORE: +		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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		of the protect		eveloped space it doe space in the adopted		n SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of W	/aý N	Comme	ent: Development cou	ld link int	o the wider	green	network s	such as Bar Hill plantation			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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)	S	chool na Capa Dista	city:	Primary Dalbeattie I 92 0-1	Primary					Seconda Dalbeatti 149 0-1	,			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N to is with	oio ol-	o o navimit	to local -	pomisoo Docidortista	lovolov	GIS	0	nnort oc	issa and facilities in the are-		0	
PLANNING OVERVIEW	rne si	te is with	nin cios	se proximity	to local s	services. Residentiai d	ieveiopm	ent will neip	to Su	pport serv	ices and facilities in the area.			

	SOILS											
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification Urban (The James Hutton Institute)	С	0		0					
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The James Hutton Histilute)	SV	0		0					
Are there any contaminated soils issues on the site		Y	The site is mainly greenfield but includes to the west a former Council depot with fuel tanks and railway embankment. The depot area has undergone site investigation and remediation. Further work may be required if redevelopment is proposed.	С	X	Further work may be required if redevelopment is proposed.						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	No info available	С	?		?					
PLANNING OVERVIEW	Devel	opment	proposals will need to ensure they remediate any contaminat	ed soils								
SEA OVERVIEW	Provid	ded any	potential soil erosion and contamination mitigation measures	are take	en into a	account there should be no SEA issues SEA Score: 0						

	WATER											
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Body of water traverses the site.	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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Applicant should confirm surface water outfall intentions and future maintenance.	С	X	Flood Risk Assessment required.	0					
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Dalbeattie WwTW has sufficient capacity. There is a Combined sewer running through site.	С	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0					

Related SEA Yes/No	ource ource	Mitigation if appropriate Mitigation if appropriate	<u> </u>	Consultation required
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PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to prepare a Flood Risk Assessment. water treatment works. The developer will need to discuss build out rates further with Scottish Water.	There is limited capacity at the
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues	SEA SCORE: 0

	AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and forestry	SV	0		0					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0					
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	are no	known SEA issues			SEA SCORE: 0						

	MATERIAL ASSETS											
Is the site			vnfield enfield	Υ	Comment							
Is the site vacant or derelict		N	Is it o	containe	ed within the Vacant and Derelict Land Survey		0	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	Greenfield be reused		ere are no existing structures that	t could	SV	X	No mitigation	X		
Does the site have existing and potential mineral extraction		N					0	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		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a										

Are there any of the following servicing		Pylons N		Bord Gais Eirann p	ipeline	N	Shell	l oil pipel	ine N			Transco pipeline	N
constraints that impact on the development of the site		Comment											
Will development of the site require		Air Traffic/NATS	N	MoD	N		Carlisle Airport	N	Co	al Authority	N	HSE	N
consultation with any of the following bodies		7111 1141110/14/110	.,				Garnolo 7 in port			ar / tatilonty		1.02	' '
PLANNING OVERVIEW	Develo	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The los	oss of greenfield land would have 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 20 no dwellinghouses. Access to the site can be achieved from the existing private lane off Barhill Road. It is noted that consent was granted in 2015 for the removal of the railway embankment beside the A711 which may permit a road/footway link from Barhill Road to the A711. Core footpaths from Barhill Woods fall within the site permitting further leisure links. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council.									
PLANNING OVERVIEW	An access can be achieved into the site									

	CLIMATIC FACTORS What is the site aspect (e.g. N. W. etc.) Flat open site SV 0 0										
What is the site aspect (e.g. N, W, etc.)		Flat open site			0		0				
Can the site make best use of solar gain		Υ		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+				
Is the site protected from prevailing winds		Y Site is probably sheltered by the adjacent housing and forestry			0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+				
PLANNING OVERVIEW	-		dings should be built in such a way as to integrate solar gain a		-						
SEA OVERVIEW	There a techniq		e positive SEA impacts that can be gained through designing for solar gain and including sustainable construction SEA SCORE: +								

CULTURAL HERITAGE								
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment	, •	
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν			
	_	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	L	N			S	V 0	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation	core	Consultation required	
to the historic environment						<u> </u>			1	
PLANNING OVERVIEW	There	are no	planning issues				<u>.</u>			
SEA OVERVIEW	There	e are no Sea issues SEA Score: 0								

							ı	ANDSCA	PE					
Is the site within or adjoining any of the following		W	NSAs ild Land			RSAs POs		Comment:						
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	Site 'cut area.	s' into e	establish	ned wo	odland	and popular	walking	SV	0	Important to retain trees, particularly the deciduous trees on the plantation edge.	0	
Will development of the site be well integrated visually with the existing settlement		Υ								SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Ν								SV	0		0	
PLANNING OVERVIEW	Develop to be re			will ne	ed to en	sure th	nat it is	of a scale an	nd design	to reflect	the sur	rounding development. The deciduous trees on the plantation	n edge	will need
SEA OVERVIEW	There a	are no	SEA issue	es								SEA Score: 0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Allocated site in the adopted LDP								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	Υ	Development of site dependent on market demand								
OVERALL PLANNING COMMENT	The site	site is an allocated site in the adopted LDP. It is still considered to be an effective site which is why it is being recommended for inclusion in LDP2. The guidance will need to retain reference to the requirement for a masterplan to be prepared for the site.								
OVERALL SEA COMMENT	coul gain	or negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which dencourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar. Retaining some of the existing woodland and creating greenways and wildlife corridors along transport corridors, footpaths and cycle ways could burage the movement of species.								

Site Ref: DBT.B&I1 Site name: Land at Edingham Business Park	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/2/0260 – approved 19 Nov 2013
Settlement: Dalbeattie	Current use: Brownfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: DBT.B&I1
284243, 562848		
Site Size (ha):	Proposed use:	HMA: Stewartry Date completed:
0.98	Business and Industry	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	+	0	0	X	+	+	+	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

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)		

Topic Aelated SEA Yes/No Yes/N	Information source Pre mitigation score Appendix a provided by the mitigation score score score and a provided by the mitigation score score source s	Consultation required
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					BIODIVERSITY,	FAUNA A	AND	FLOR	4						
Do any of the following biodiversity interests		SA	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		N	INR	N	Local wildlife sites	N			ı	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(Other pr	rotected species	N	N	Marine Consultation	Zones	N
			Ancient/semi-natural woodland N												
		Comm	Comments: There are no known designations affecting this site												
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity			Site is on the edge of the settlement and is bounded on its northern side by open countryside SV Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.						0						
PLANNING OVERVIEW	There	are no k	nown	biodiversity	y issue affecting the site.										
SEA OVERVIEW	There	ere are no known SEA issues. SEA Score: 0													

				POPU	LATION AND H	IUMAN	I HEALTH	1					
Will the development of the site affect the quality and quantity of open space and		N					SV	0				0	
connectivity and accessibility to open space	MA												
or result in a loss of open space. Distance to nearest area of open space		Distance	(km) 1-5										
Are there any of the following within or	MA	Right of	Way N	Commen	t:								
adjacent to the site and will development impact on them	or CF	Core Cycle											
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	,	y/village hall	Y 1-5	Sports facilities	Y 1-5	Hospita	alities	Y 1-5	Local shops (convenience) Y 1-5	Bus stop	Y 1-5
What is the education catchment area			Primary			•	•		Seconda	ary	'		•
(primary and secondary) for the site and	S	chool name:		n/a					n/a				
what is the remaining capacity within the catchment. (October 2015). Distance from		Capacity:											
site (km)		Distance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N					GIS	0				0	
PLANNING OVERVIEW	The s	ite is located	easonably cl	ose to local	services. New busi	nesses v	vould also p	rovide	e addition	al employment opportunities in the	area.		
SEA OVERVIEW		ite is located ing in positive			service and develo	pment w	ould also im	prove	e access t	o employment opportunities	SEA SCORE	+	

Site assessment question	Teplic Topic Yes/No	Score Mitigation if appropriate	Post mitigation score Consultation required
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	SOILS											
Will development of the site result in the		N	Soil classification urban	า (0	0		0				
loss of the best quality agricultural land		N.	(The James Hutton Institute)	٠,	SV	0		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N										
Are there any contaminated soils issues on the site		?	The site is part of the former munitions factory. Already in industrial use, however no investigations have been undertaken and future development would require investigation and potentially remediation.	1	С	?	Remediation would need to be undertaken if required	0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	? Unknown as shown as white land on the soil maps O ?									
PLANNING OVERVIEW	Provi	ded any	required mitigation is undertaken then there should be no	SEA	issues							
SEA OVERVIEW	Provided any required mitigation is undertaken then there should be no SEA issues SEA Score: 0											

			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	Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	Drainage Impact Assessment required. 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)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. 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.	С	0	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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 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	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended	0	

Site assessment question Ves/No Source Site assessment question Source mitigati Score miti	Post mit	Consultation								
network.										
	works and there may be issues with water supply. Further investigation will be required to consider the impact on the overall network and, if necessary, mitigation									

Provided all the necessary mitigation measures are implemented there should be no SEA issues

SEA OVERVIEW

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	Υ	The site is adjacent to other business and industry users	SV	X		X			
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 Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area. SV X Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A noise assessment may be required and any measures identified should be implemented.								
PLANNING OVERVIEW		•	d site is an established business and industry estate. Proposa				ial impa	ct		
SEA OVERVIEW	w Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: X									

	MATERIAL ASSETS													
Is the site			nfield	Υ	Comment									
Is the site vacant or derelict		N	enfield Is	I it containe	led within the Vacant and Derelict N Land Survey	0	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		Y	Reuse a	brownfield	d site	SV	+		+					
Does the site have existing and potential mineral extraction		N				0	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		0					
Do sites for potential waste management facilities comply with the locational criteria		n/a												

SEA SCORE: 0

Site assessment question	Related SEA Topic	Yes/No		Ó	Comment			Information source	Pre mitigation score		Mitigatio	n if appropr	iate		Post mitigation score	Consultation required
set out in annex B of the Zero Waste Plan (paragraph 4.9) Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons N	o know	Bord Gais Eirann n servicing constrai			this site)	Shell oil pipe	iline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Cai	rlisle Air	port N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW		Development of this site would bring a brownfield site back into use Redevelopment of a brownfield site would have a positive SEA impact SEA Score: +														

		ROADS/ACCESS					
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site includes land formerly proposed for business and industry and the inclusion of additional land within the boundary of the existing business park. The site will continue to be served by Port Road, no improvements needed. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW An access can be achieved into the site							

	CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat open site									
Can the site make best use of solar gain		Y	Possibly due to the generally open nature of the site SV The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2								
Is the site protected from prevailing winds		Y	The site may be protected by surrounding existing development SV Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.								
PLANNING OVERVIEW	_	new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW		There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction echniques									

CULTURAL HERITAGE								
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Υ	Co	omment: Site includes former coal store for WW2 munitions works that would require	
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	rec	cording. Eastern boundary is very close to the scheduled monument.	
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Ν			
		Archaeological site	Υ	Garden or Designed Landscape				
Will the development of the site result in the	L	Y Possibly				С	Record any features found during the development of	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropr	iate	Post mitigation score	Consultation required	
opportunity to enhance or improve access to the historic environment						the site				
PLANNING OVERVIEW	The si	The site is on and adjacent to the former WW2 munitions works at Edingham. Development of the site would enable these features to be recorded.								
SEA OVERVIEW	The m	The mitigation measures should ensure a positive impact on this SEA issue SEA Score: +								

							L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs ild Land	N N	RSA: TPO:			Comment						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		?	Possibl	/		•			SV	0	Development should respect historic land features and protect watercourses	d use and	0	
Will development of the site be well integrated visually with the existing settlement		Υ							SV	0			0	1
Are there any locally attractive views that will be impacted by development of the site		Ν							SV	0			0	
PLANNING OVERVIEW	The site	e is loc	cated on a	ın estab	lished busin	ess ar	nd in	dustry estate. Dev	elopment a	t this lo	cation would not adversely impact on the wic	der landscape		
SEA OVERVIEW	There a	re are no SEA issues SEA Score: 0												

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is allocated for business and industry purposes within the settlement boundary									
Have all landowners been identified and have they agreed to disposal/development of the site	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand									
OVERALL PLANNING COMMENT		site is currently allocated for business and industry and is within and established business and industry estate, it would be well related to other business in the locality. New businesses would also provide additional employment opportunities in the area.									
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield site. Development of the site would also improve access to employment opportunitie resulting in positive SEA impacts. The sites aspect should also enable positive benefit to be achieved from solar gain.										

Site Ref: DBT.H201 Site name: adjacent to Maidenholm, Dalbeattie	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):
Settlement: Dalbeattie OS Grid Reference (Easting, Northing):	Current use: Greenfield	Existing LDP allocations/ designations: N/A
Site Size (ha):	Proposed use: Housing	HMA: Stewartry 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	+/x	+	0	0	0	X	+	0	X

Scoring Guidance

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

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 A	AND	FLOR	A						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		(SSSIs	N
affect or have connectivity to the site? (this		ı	NNR	N	Local wildlife sites	Z			ı	Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	Ν		(Other pr	otected species	Ν	M	arine Consultation 2	Zones	N
			Ancient/semi-natural woodland Y												
		Comm	nents:												
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Long-established woodland present over entire site. SV X Preferred option would be not to develop, but if development was to proceed impact assessment and compensatory planting would be required.							+/x					
PLANNING OVERVIEW		s understood that the trees that were on site at the time of the site visit by the biodiversity officer have since been felled. Although the trees may have been removed felling licence requires replanting which will reduce the amount of land available for housing and may even make the site unsuitable for development									emoved				
SEA OVERVIEW	Devel	opment	of this	site would i	result in both positive and	negative S	EA imp	oacts					SEA SCORE: +/X		

					POPU	JLATION AND H	IUMAN	HEALTH	1					
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 Dist	Acces	ss could be p within the fo	rovided ii	e site is adjacent to fo nto the path network antation		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	`	ght of Wa Core pa Cycle pa	ath N	Comme	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/\	village hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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)	S		ame: acity:	Primary Dalbeattie I 92 0-1	Primary					Secondar Dalbeattic 149 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 SEA OVERVIEW	The si	e site is within close proximity to local services. Residential development will help to support services and facilities in the area. e site is reasonably well located in relation to local services, and development would also support local facilities and services ulting in positive SEA impacts SEA SCORE: +												

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification 5.2 (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		SV	0		0				
Are there any contaminated soils issues on the site			No known previous use		0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	PLANNING OVERVIEW No planning issues										
SEA OVERVIEW	No SE	EA issues SEA Score: 0									

			WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		С	0		0				
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. Site sits adjacent to medium likelihood SEPA flood maps. Surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	С	X	Drainage Impact Assessment required and full topographical survey. Depending on content, a Flood Risk Assessment may also be required. 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)		N		С	0		0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Dalbeattie WwTW has sufficient capacity	С	0		0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0				
PLANNING OVERVIEW		The landowner/developer will need to carry out the appropriate assessment work to establish the extent of flood risk on site. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.									
SEA OVERVIEW	Provid	vided 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	С	0		0			
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Forestry, agricultural land and a small number of houses	SV	0		0			
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0			
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site				·			
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0								

						MATERIA	AL AS	SETS									
Is the site			vnfield enfield	Υ	Cor	mment											
Is the site vacant or derelict		N	ls	it containe	ed with	nin the Vacant and I Land	Derelict Survey		0	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	Greenfie reused	eld site wit	th no e	existing structures th	at coul	d be	SV	X						X	
Does the site have existing and potential mineral extraction		N							0	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						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		Com	Pylons ment	N		Bord Gais Eirann	pipeline	e N			Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic	/NATS	N	MoD	N		Car	lisle Air	port N	Co	al Authority	N		HSE	N

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

	ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 10 no. dwellinghouses is served by Barhill Road. It should be noted that this road is restricted in width. While, improvements can be made to the road along the site frontage, improvements to the full length of road would require land outwith the application site and use of 3rd party land. Given the restricted nature of Barhill Road at this location, I would not be in favour of the inclusion this site.								
PLANNING OVERVIEW										

		CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)	South facing		SV					
Can the site make best use of solar gain	Y		SV	0	The layout and design should ensure so to create sustainable buildings in line w and OP2		+	
Is the site protected from prevailing winds	Y		SV	0	Sustainable design and construction te- incorporate energy efficiency measures policies OP1f and OP2.		+	
PLANNING OVERVIEW	Any new buildings shou	d be built in such a way as to integrate solar gain a	and susta	ainability	measures into their design and construc	tion.		
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		Listed	d Building	Ν	Scheduled Monuments	N	Comment	i e				
of the following including their setting		Conservat	tion Area	Ν	Inventory of Historic Battlefield	N						
	-	World Herit	itage Site	Ν	Inventory & Non-Inventory	N						
		Archaeolo	gical site	Ν	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				S\	0			0		
PLANNING OVERVIEW	PLANNING OVERVIEW There are no planning issues											
SEA OVERVIEW												

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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						l	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: Ancient / semi natural woodland site (recently cleared of conifer plantation and largest deciduo trees but with recovering understorey). Site is prominent across Aucheninnes valley with attractive small-scale landscape features (trees and rocky knolls). It is adjacent to plantation forestry and popular walking area. Limit scope for development of central area adjacent to roadside provided remainder can be protected in order to regenerate tree cover.										-scale . Limited
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	Develo	pment v	vould affect tre	ees		SV C	X	Replanting of site required		X	
Will development of the site be well integrated visually with the existing settlement		N			, woodland an ntext to this ed		outcrops give a albeattie	SV C	X			X	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0			0	
PLANNING OVERVIEW	The ancient / semi natural woodland that was on site had been felled by the time the landscape officer had visited the site. It is understood that the felling licence application requires replanting of the site which would make it hard to develop for housing. Development of the site would have a detrimental impact on the landscape in this part of Dalbeattie												
SEA OVERVIEW	Develo	pment	of this si	te would	d have a negat	tive impa	act on this SEA issue				SEA SCORE: X		

	PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site immediately adjacent to the settlement boundary										
Have all landowners been identified and have they agreed to disposal/development of the site	Υ											
Are there any known restrictive covenants or ransom strips	N											
Can the site be delivered within the LDP timeframe	?											
OVERALL PLANNING COMMENT	requ upgr free	re are a number of issues that make this site unsuitable for development. The first is the loss of trees and the requirement of the felling licence that ires replanting on the site before end of June 2018. Development of the site for the number of units being proposed would require the access road to be aded which would require land outwith the control of the landowner. There are a number of other sites that are being proposed for development that are from the constraints that affect this site.										
OVERALL SEA COMMENT	walk	or positive and negative SEA issues, including loss of trees, development of greenfield site and impact on the landscape. However, the site is within ing distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect could ple positive benefit to be achieved from solar gain.										

Site Ref: DBT.H202	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos.
Site name: land adjacent to NurseryCottage		where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A
283438, 562241		
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
2.49		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	X	+	0	+/x

Scoring Guidance

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

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		5	SACs N	-	LNR	N			SPAs	N			SSSIs	N	
affect or have connectivity to the site? (this			NNR I										Newts	N	
includes any potential SACs and SPAs)		RAM	SAR N	N Geodiversity S	Sites	N	(Other pr	otected species	N	M	arine Consultation	Zones	N	
			And	cient/semi-natural woodl	land	N									
		Comn	nents: No kno	wn designations affectir	ng the	site									
Are there any known invasive species within the site		N	GIS C 0								0				
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Open field o boundaries	Open field on edge of settlement with hedgerows on field boundaries X Where approximately should be tree species and the creater along trans							such as the us schemes, ha ways and wild	nce biodiversity se of locally native bitat creation, llife corridors d cycleways, to	0		
PLANNING OVERVIEW	The fi	eld bou	ndaries should	be retained as far as po	ossible	•									
SEA OVERVIEW		vided that biodiversity interests are fully taken into account in any development proposals and that these areas may be roved or enhanced there should be no negative SEA issues.													

					POP	ULATION AND H	UMAN	HEALTH	1					
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.	MA	N	-		t of desi	gnated open space		SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (k tht of W Core pa Cycle pa	/ay N ath N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/	village hall	Y 1-5	Sports facilities	Y 0-1	Hospita	alities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area				Primary						Seconda	,			
(primary and secondary) for the site and	S	chool n		Dalbeattie I	Primary					Dalbeatti	ie High			
what is the remaining capacity within the		Capa	acity:	92						149				
catchment. (October 2015). Distance from site (km)		Dista	ance:	1-5						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 si	ite is wit	hin rea	sonably clos	e proxim	ity to local services. R	esidentia	developm	ent w	ill help to s	support services and facilities in the	area.		

Site assessment question	Related SEA Topic	Comment	ource	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 3.2 (The James Hutton Institute)	0	X		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	С	0		0							
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		С	0		0							
PLANNING OVERVIEW		•	of the site would result in the loss of prime quality agricultura		•									
SEA OVERVIEW	The lo	loss of prime quality agricultural land would have a negative SEA impact SEA Score: X												

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water traverses the site.	SV	X		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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. A culverted system is located on the site. Applicant should confirm surface water outfall intentions and future maintenance. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	A Drainage Impact Assessment and Flood Risk Assessment required. 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)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity	С	0		0	
Is there sufficient capacity for the development to connect to the mains water	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			I was a set MITTAL	•				

supply	investment at the WTW	their 5 Growth criteria.	
	There should be no development within the floodplain and the landowner/d the water treatment works. The developer will need to discuss build out rate		ssessment work. There is limited capacity at
	Provided all the necessary mitigation measures are implemented there sho		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	N	Housing and agricultural fields	SV	0		0							
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV 0										
PLANNING OVERVIEW			known air quality issues in relation to the site	_			•							
SEA OVERVIEW	There a	e are no known SEA issues SEA Score: 0												

	MATERIAL ASSETS														
Is the site		Brov	vnfield		Comment: Agricultural field										
		Gree	enfield	Υ											
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	Greenfie reused	reenfield site with no existing structures that could be sused					X						
Does the site have existing and potential mineral extraction		N				0	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		0						
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a													

Site assessment question	Related SEA Topic	Yes/No	Comment						Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
(paragraph 4.9)																
Are there any of the following servicing			Pylons N		Bord Gais Eirann	pipeline	N			Shell oil pipel	line N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	pmen	t of this site would	esult ir	n the loss of greenfie	eld land										
SEA OVERVIEW	The lo	loss of greenfield land would be a negative SEA impact SEA Score: X														

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	The proposed site for 26 no. dwellinghouses is served by the A711. Appropriate visibility can be achieved. The town speed restriction would require to be extended, including provision of street lighting and new town gateway formed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW An access cam be achieved into the site								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Rela	tively flat site						
Can the site make best use of solar gain		Possibly given the topography of the site				The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+		
Is the site protected from prevailing winds		N SV 0				Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+		
PLANNING OVERVIEW	Any new	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW		There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction sechniques SEA Score: +							

CULTURAL HERITAGE										
Will the development of the site affect any		Listed Building	Z	Scheduled Monuments	Ζ	Comment				
of the following including their setting	L	Conservation Area	Ν	Inventory of Historic Battlefield	Ζ					
		World Heritage Site	Ν	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	L	N			S۱	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation	Post mitigation score	Consultation required	
to the historic environment		Τ							1	
PLANNING OVERVIEW	There	are no	planning issues				<u> </u>			
SEA OVERVIEW	There	There are no SEA issues SEA Score: 0								

						LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment						
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	Trees and lan settlement to		ical bou	indary to existing	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		N	Development settlement an			sting gateway to	SV	X	Development would need to ensure care new gateway and appropriate scale of de	ful design of evelopment.	+/ -	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0			0	
PLANNING OVERVIEW		rominent site on one of the main approaches to the town. Development of the site would need to be well designed and landscaping would need to form an integral art of any development. The northern boundary would need to be reinforced.										
SEA OVERVIEW	Provide	ded the mitigation measures were put in place there should be no SEA impacts SEA Score: +/ -										

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site immediately adjacent to the settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Υ							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand						
OVERALL PLANNING COMMENT	part	site has potential for development although it is on one of the main approaches into the town. Its development potential will be investigated further as of the work being done to develop the proposed plan for LDP2. Development of the site would need to give careful consideration to the layout and design landscaping.						
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). However, the site is just within walk distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should enable positive benefit to be achieved from solar gain. Development of the site could have positive and negative impact on the landscape given it pro approach to the town, landscaping and careful design should help minimise the impact.							

Site Ref: DBT.H203	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos.
Site name: land adj Edingham Farm		where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A
Site Size (ha):	Proposed use: Housing	HMA: Stewartry 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	XX	0	X	+	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

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
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					BIODIVERSITY,	FAUNA	AND	FLOR	4						
Do any of the following biodiversity interests		S	SACs	ACS N LNR N SPAS N SSSIS								SSSIs	N		
affect or have connectivity to the site? (this			NNR	N Local wildlife sites N Natterjack toads N Great Crested Newts								N			
includes any potential SACs and SPAs)		RAM	SAR	N Geodiversity Sites N Other protected species N Marine Consultation Zones								N			
			Ancient/semi-natural woodland N												
		Comn	nents: No	known	designations affecting the	site									
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	site		d with trees and a stream t		of the	SV	X	Where appropri should be imple tree species in and the creation along transport encourage the	emented, s landscape n of green corridors,	such as the us schemes, ha ways and wild footpaths and	se of locally native bitat creation, llife corridors	0	
PLANNING OVERVIEW	The fi	eld bour	boundaries should be retained as far as possible												
SEA OVERVIEW					ests are fully taken into acc nould be no negative SEA		y devel	opment	proposa	lls and that these	areas ma	/ be	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.	MA	N				f designated open spa		SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (ki ht of W Core pa	ay N ath N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		, ,	village hall	Y 1-5	Sports facilities	Y 0-1	Hospita	alities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 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)			ame: acity:	Primary Dbt Primary 92 1-5	1					Secondar Dbt Prima 149 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 si	te is with	nın reas	sonably clos	e proxim	ity to local services. R	esidentia	developm	ent w	III nelp to s	upport services and facilities in the	area.		

Site assessment question Yes/No Yes/No	Post mitigation	score Consultation required
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SEA OVERVIEW
The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts

SEA Score: +

			SOILS						
Will development of the site result in the		Υ	Soil classification 3.2	С	X	No mitigation		X	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0			0	
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		N	No known previous use	С	0			0	
the site			·						
Is the site on peatland and could the		N		С	0			0	
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW		•	of the site would result in the loss of prime quality agricultura						
SEA OVERVIEW	The lo	ss of p	rime quality agricultural land would have a negative SEA impa	act			SEA SCORE: X		

			WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a body of water that traverses the site.	SV	X		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	Fully within the 1 in 200 year floodplain of Edingham Burn. New development within this area is therefore viewed as un-acceptable.	С	XX		XX					
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity	С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer me their 5 Growth criteria.						
PLANNING OVERVIEW			ection in principle in relation to flood risk issues make this site ineffective. There is limited capacity at the water treatment works. The developer will need to build out rates further with Scottish Water.									
SEA OVERVIEW	Devel	opment	oment of this site would have a significant negative impact on flood risk. SEA Score: XX									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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			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	N	Agricultural fields and woodland	SV	0		0				
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0				
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW											

					MATERIAL A	SSETS						
Is the site			vnfield Y		Comment							
Is the site vacant or derelict		N	Is it co	ntained	within the Vacant and Dereli Land Surve		0	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		Y	Agricultural f		ere are no existing structures	that	SV	X	No mitigation		X	
Does the site have existing and potential mineral extraction		N					0	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			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		Com	Pylons N nment	N	Bord Gais Eirann pipeli	ne N			Shell oil pipeline N	Transco	pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appro	priate	Post mitigation score	Consultation required		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N	Ca	rlisle Air	port N Coal Authorit	y N	HSE	N		
PLANNING OVERVIEW	Devel	opmer	t of this site would result in the loss of greenfield land								
SEA OVERVIEW	The lo	oss of g	reenfield land would be a negative SEA impact				SEA SCORE: X				
			ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site for 5 no. dwellinghouses is served by the A711. Appropriate visibility can be achieved. The town speed restriction would requi to be extended, including provision of street lighting and new town gateway formed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An ac	cess c	an be achieved into the site								
			CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Sou	th western facing flat site	SV	+			+			
Can the site make best use of solar gain		Y		SV	0	The layout and design should ens to create sustainable buildings in land OP2	ure solar gain and look ine with policies OP1f	+			
Is the site protected from prevailing winds		N	Open flat site	SV	X	Sustainable design and constructi incorporate energy efficiency mea policies OP1f and OP2.	on techniques can sures in line with	0			
PLANNING OVERVIEW	Any n	ew bui	dings should be built in such a way as to integrate solar gain	and sus	tainabilit		struction.				
SEA OVERVIEW	There techni		sitive SEA impacts that can be gained through designing for	solar gai	in and in	cluding sustainable construction	SEA SCORE: +				
							•				
			CULTURAL HERITAG	E							
Will the development of the site affect any of the following including their setting	L	Listed Building N Scheduled Monuments N Comment 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			
DI ANNUNO OVERVIEW	Thoro	oro no	nlanning issues								

PLANNING OVERVIEW

SEA OVERVIEW

There are no planning issues

There are 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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	LANDSCAPE													
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RS/	As N Os N	_ C	Comment							
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N						SV	0		0			
Will development of the site be well integrated visually with the existing settlement		?	Prominent s	Prominent site on one of the main approaches to the town						Development would need to be well designed and landscaping would need to form an integral part of any development. northern boundary would need to be reinforced	+/ -			
Are there any locally attractive views that will be impacted by development of the site		N						SV	0		0			
PLANNING OVERVIEW	Prominent site on one of the main approaches to the town. Development of the site would need to be well designed and landscaping would need to form an integral part of any development. The northern boundary would need to be reinforced.													
SEA OVERVIEW	Provide	ed the	mitigation me	asures were p	ut in place	e ther	re should be no SEA	A impact	S	SEA Score: +/	-			

	PLANNING/EFFECTIVENESS ISSUES												
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Immediately adjacent to settlement boundary											
Have all landowners been identified and have they agreed to disposal/development of the site	Υ												
Are there any known restrictive covenants or ransom strips	N												
Can the site be delivered within the LDP timeframe	N	Flood risk is a significant constraint that would prevent the site from being developed											
OVERALL PLANNING COMMENT		SEPA and the Council's Flood Risk Management Team have objected to the principle of the site being developed on flood risk grounds. Their objection es the site ineffective. It is therefore not being recommended for inclusion in LDP2.											
OVERALL SEA COMMENT	gree	elopment of the site would have a significant negative impact on flood risk. There are also minor negative and positive SEA issues, including loss of nfield land, best quality agricultural land (3.2) and landscape impact. However, the site is reasonable close to the services and facilities that exist in the ement and the sites aspect should enable positive benefit to be achieved from solar gain.											

Site Ref: DBT.H204	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos.	-				
Site name: Galla Court		where applicable and approval date):					
Settlement: Dalbeattie	Current use: Greenfield						
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A					
283033, 561617							
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:					
0.22		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	+	0	0	0	X	+	0	0

Scoring Guidance

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

=-8		
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)		

BIODIVERSITY, FAUNA AND FLORA														
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		SSSI	s N
affect or have connectivity to the site? (this		N	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested Newt	s N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		C	ther pr	otected species	N	Ma	rine Consultation Zone	S N
					nt/semi-natural woodland	N								
		Comm	ents:	no known	designation affecting this	site								
Are there any known invasive species within the site		N					G C		0				0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N					S	SV	0				0	
PLANNING OVERVIEW	There	are no b	oiodive	ersity issue	S									
SEA OVERVIEW	There	There are no SEA issues SEA Score: 0												

	POPULATION AND HUMAN HEALTH													
					1 01	OLATION AND I	IONAN	IILALII	•					
Will the development of the site affect the		N	Greer	site but r	ot part of	designated open space	се	SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space			ance (k	,										
Are there any of the following within or	MA	Rig	ght of W	,	Comn	nent:								
adjacent to the site and will development	or		Core pa	ith N										
impact on them	CF	(Cycle pa	th N										
What is the distance (km) to the following		Com	munity/	/illage hal		Sports facilities	Y	Hospita	Hospitalities Y Local shops (co				Bus stop	Y
services where they exist in the settlement	CF				0-1		0-1			0-1		0-1		0-1
(Autumn 2015)														
What is the education catchment area				Primary						Seconda	ary			
(primary and secondary) for the site and	S	School n	ame:	Dalbeatti	Primary	<u> </u>				Dalbeatt	ie High			
what is the capacity within the catchment.		Capa	acity:	92						149				
(October 2015). Distance from site (km)		Dista	ance:	0-1						0-1				
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW	The s	ite is wit	thin clos	e proximi	y to local	services. Residential	developme	ent will help	to su	pport serv	vices and facilities in the area.			
SEA OVERVIEW	The s	ite is we	ell locate	d in relati	on to loca	al services, and develo	pment wo	ıld also su	pport I	ocal facili	ties and services resulting in	SEA SCORE: +	<u> </u>	
	positiv	re SEA	impacts									3=:13 33 (1)		

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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SOILS											
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification Urban (The James Hutton Institute)	С	0		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0				
Are there any contaminated soils issues on the site		N	No known previous use	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		С	0		0				
PLANNING OVERVIEW		•	of the site would result in the loss of prime quality agricultural		•						
SEA OVERVIEW	The lo	ss of p	rime quality agricultural land would have a negative SEA impa	ct		SEA SCORE: 0					

			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	Site appears adjacent to pluvial SEPA flood maps. A surface water flood hazard has been identified adjacent to the site and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	Drainage Impact Assessment required. 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)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. 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.	С	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 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.	С	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0	
PLANNING OVERVIEW	Any flo	ood risk	will need to be fully investigated by the landowner/developer	as part of	of the Di	rainage Impact Assessment. There is limited capacity at the	water tr	eatment

Site assessment question Ves/No Yes/No Yes/	Information source Pre mitigation score Post mitigation score	Consultation required	
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	works and there may be issues with water supply. Further investigation will be required to consider the impact on the overall network measures put in place.	and, if necessary, mitigation
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues	SEA SCORE: 0

	AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing	SV	0		0					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0					
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	are no	known SEA issues			SEA SCORE: 0		·				

	MATERIAL ASSETS											
Is the site			vnfield enfield	Y	Comment							
Is the site vacant or derelict		N	Is it o	containe	d within the Vacant and Land	Derelict N Survey	0	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	Greenfield reused	I site with	n no existing structures t	hat could be	SV	X		X		
Does the site have existing and potential mineral extraction		N					0	0	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	0	0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a										

Site assessment question Ves/No Yes/No	Mitigation if appropriate	tigat atio
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Are there any of the following servicing		Pylons N		Bord Gais Eirann	pipeline	N	Shel	l oil pipel	ine N			Transco pipeline	N
constraints that impact on the development of the site		Comment											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N		Carlisle Airport	N	Со	al Authority	N	HSE	N
PLANNING OVERVIEW	Develo	evelopment of this site would result in the loss of greenfield land											
SEA OVERVIEW	The los	ss of greenfield land would be a negative SEA impact SEA Score: 0											

	ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site fronts Station Road. Appropriate visibility can be achieved. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
PLANNING OVERVIEW	An acc	ess can be achieved into the site								

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Flat	site								
Can the site make best use of solar gain		?	Possible, although it is a constrained site which may make it difficult to achieve passive solar gain	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		0			
Is the site protected from prevailing winds		N	Sheltered by surrounding development	SV	+			+			
PLANNING OVERVIEW	PLANNING OVERVIEW Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	There a techniq	re are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction niques SEA Score: +									

CULTURAL HERITAGE											
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	Ν		Comment			
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	Z					
	_	Wo	rld Heritage Site	Ν	Inventory & Non-Inventory	Ν					
		Ar	chaeological site	N	Garden or Designed Landscape						
Will the development of the site result in the		N					SV	0		0	
opportunity to enhance or improve access	L										
to the historic environment											
PLANNING OVERVIEW	There a	are no	planning issues								

Site assessment question	Related SEA Topic	Comment	ource	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW There are no SEA issues SEA Score: 0

						L	ANDSCAPE			
Is the site within or adjoining any of the			NSAs	N	RSAs	N	Comment			
following			ild Land		TPOs			0.7	1.	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Z	estate b	out is no arrow s	ot well-used an street frontage	d is an a	within this large awkward space. It nainder hidden to	SV	0	
Will development of the site be well integrated visually with the existing settlement		Y						SV	0	0
Are there any locally attractive views that will be impacted by development of the site		Z						SV	0	0
PLANNING OVERVIEW	There a	are no	planning	issues		<u> </u>			<u> </u>	
SEA OVERVIEW	There a	are no	SEA issu	es						SEA Score: 0

	PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is within the settlement boundary										
Have all landowners been identified and have they agreed to disposal/development of the site	Υ											
Are there any known restrictive covenants or ransom strips	Ν											
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand										
OVERALL PLANNING COMMENT	dev	site could be considered as an infill development close to the main services and facilities. The layout and design should reflect the surrounding elopment and should seek to maximise opportunities from solar gain.										
OVERALL SEA COMMENT		or negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which dencourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar in										

Site Ref: DBT.H205	Source of site suggestion: Considered during	Site history/previous planning applications, (ref. Nos.
Site name: land to south of Craignair road/A711	preparation of LDP1	where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing): 282787, 560839		Existing LDP allocations/ designations: N/A
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
6.99		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	+	0	0	0	X	+	0	+/x

Scoring Guidance

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

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 AN	D FLOR	Ą						
Do any of the following biodiversity interests			SACs	N	LNR	N			SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N		1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N	(Other pr	otected species	N	M	larine Consultation	Zones	N
			Ancient/semi-natural woodland N											
		Comn	ments: No known designations affecting the site											
Are there any known invasive species within the site		N					GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Open field trees on th		ge of settlement with hed daries	dgerows and	SV	Х	Where approprishould be impletive species in and the creational along transportencourage the	emented, s landscape n of green corridors,	such as the us schemes, ha ways and wild footpaths and	se of locally native bitat creation, llife corridors	0	
PLANNING OVERVIEW	The fi	eld bour	ndaries and	trees sh	ould be retained as far	as possible								
SEA OVERVIEW					s are fully taken into acculo acculo service services and the services are services as a constitution of the services are services as a constitution of the services are services as a constitution of the services are fully taken into accurate and the services are fully taken into accurate and the services are fully taken into accurate and the services are		velopment	proposa	als and that these	areas may	/ be	SEA SCORE: 0		

					POP	ULATION AND H	IUMAN	HEALTH	1					
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.	MA	N	•		signated	open space		SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (k iht of W Core pa Cycle pa	/aý N ath N	Comme	omment:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/	village hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area				Primary						Seconda	· ·			
(primary and secondary) for the site and what is the remaining capacity within the	5	chool n		Dalbeattie I	rimary					Dalbeatt 149	tie High			
catchment. (October 2015). Distance from site (km)			ance:	1-5						0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	The si	ite is wit	hin rea	sonably clos	e proxim	ity to local services. F	Residentia	l developm	ent w	ill help to	support services and facilities in the	area.		

Site assessment question Kes/No Yes/No Comment	Pre mitigation if appropriate Mitigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW
The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts

SEA Score: +

									-
			SOILS						
			00120						
Will development of the site result in the		Υ	Soil classification 4.1	С	0			0	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0			0	
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		N	No records of previous contaminative use, but in light of	С	?	A watching brief would be advisable.		0	
the site			cultural heritage comments, a watching brief would be						
			advisable.						
Is the site on peatland and could the		N		С	0			0	
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW		•	proposals will need to ensure they remediate any contamination						
SEA OVERVIEW	Provid	ded any	contamination mitigation measures are taken into account the	ere shou	ıld be no	o SEA issues	SEA SCORE: 0		

			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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Applicant should confirm surface water outfall intentions and future maintenance. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	С	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required. 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)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity	С	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate			Consultation required
			There is a 180mm Water main within the site boundary						
PLANNING OVERVIEW	There capac	shoul-	should be no development within the floodplain and the landowner/developer will be required to prepare a Drainage Impact Assessment. There is limited try at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.						
SEA OVERVIEW	Provid	Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: 0							
								·	

AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing, a medical centre and agricultural fields	SV	0		0				
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	SV 0								
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site								
SEA OVERVIEW	There a	There are no known SEA issues SEA \$									

					MATERIAL ASSETS				
Is the site			vnfield		Comment				
		Gree	enfield	Υ					
Is the site vacant or derelict		N	Is	it containe	d within the Vacant and Derelict N Land Survey	0	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	Greenfie be reuse		ere are no existing structures that could	SV	X	X	
Does the site have existing and potential mineral extraction		N				0	0	0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	- Commons				Information source	Pre mitigation score		Mitigatio	on if appropria	ate	Post mitigation score	Consultation required	
set out in annex B of the Zero Waste Plan (paragraph 4.9)															
Are there any of the following servicing constraints that impact on the development of the site		Con	Pylons N nment		Bord Gais Eirann	pipeline	N			Shell oil pipe	eline N		Transo	o pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N		Ca	rlisle Air _l	oort N	Co	al Authority		HSE	N
PLANNING OVERVIEW		Development of this site would result in the loss of a greenfield land													
SEA OVERVIEW	The lo	he loss of greenfield land would be a negative SEA impact SEA SCORE: X													

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	The proposed site lies to the south of the A711 Craignair Road and west of the A710 Port Road. The site lies within the 30mph speed restricted area, which has been extended to incorporate the school campus development. Appropriate access can be achieved from the A711 and A710. No indication has been provided as to the proposed number of units, however; there is potential for at least 2 accesses to be formed onto the A711 and 1 onto the A710. It should be noted that any proposed access serving more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
PLANNING OVERVIEW An access can be achieved into the site									

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Oper	n flat site								
Can the site make best use of solar gain		Y	Flat, open nature of the site should enable development to make the best use of solar gain	SV	+	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		+			
Is the site protected from prevailing winds		N SV X Sustainable design and co				Sustainable design and construction tec incorporate energy efficiency measures 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.										
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques SEA SCORE: +										

				CULTURAL HERITAG	GE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment: Site of camp MDG4567 previously thought to be Roman, now considered as
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν	probably WW2 POW temporary camp. Boundary ditch confirmed by excavation in
	L	World Heritage Site	Ν	Inventory & Non-Inventory	N	1960s but poorly located. Mitigation via a watching brief would probably be required.
		Archaeological site	Ν	Garden or Designed Landscape		

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 result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	С	X	Recording of any features found in inv	estigation	0	
PLANNING OVERVIEW SEA OVERVIEW		watching brief attached to any planning approval would help to ensure that any cultural heritage on the site was recorded ovided the mitigation is followed there should be no SEA issues SEA SCORE: 0							

LANDSCAPE												
Is the site within or adjoining any of the			NSAs N	RSAs	N	Comment						
following			ild Land N	TPOs			1		1			
Will development of the site affect features		Υ				ous and medical	SV	X	South western boundary needs to be stre		+/-	
of landscape, cultural or aesthetic interest,						cter of this area. The			planting a hedge with hedgerow trees. E			
including watercourses, landforms,						e A711, A701 and a			adjacent to the farm access track to the			
trees/woodland or significant						The remaining the			screen to the nearby industrial estate and			
slopes/changes in level						/ a post and wire sible' visual barrier			retained. Needs good pedestrian/cycle p green links to the new school and existin			
			for developmen						(across Port Rd) with a centralised green			
						I campus and could			integrated SUDS system.	ispace and		
						f the town. Concerns			Integrated CCDC dysterm			
						to be a flood plain						
			remain; the sch									
			raised to mitiga	te this issue.								
Will development of the site be well		?	Traditional terra	ces in this are	a are si	ingle storey and built	SV	X	Design and layout should reinforce history	ric character by	+/-	
integrated visually with the existing			of granite althor	ugh this patter	n has bi	roken down to some			basing development on original, granite,	slate roofed,		
settlement			extent.						single storey terraces fronting streets.			
Are there any locally attractive views that		Υ					SV	X			+/-	
will be impacted by development of the site												
PLANNING OVERVIEW	Althoug road. D	h the : evelop	site is very flat an oment would need	d on one of th to be careful	e main a y desigi	approached into the to ned so as to minimise	wn, deve any land	elopmen scape ir	at of the site would reflect the school redevent mpact.	elopment on the o	ther side	e of the
SEA OVERVIEW	Provide	d the	mitigation is follow	wed there show	ıld be n	o SEA issues				SEA SCORE: +/-	-	

PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site immediately adjacent to settlement boundary									
Have all landowners been identified and have they agreed to disposal/development of the site	N										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	?										
OVERALL PLANNING COMMENT	This	site has potential for development although it is on one of the main approaches into the town. Its development potential will be investigated further as									

Site assessment question Yes/No Yes/No	Pre mitigation if appropriate Mitigation if appropriate	Post mitigation score Consultation required	
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part of the work being done to develop the proposed plan for LDP2. Development of the site would need to give careful consideration to the layout and design and landscaping. Contact would also have to be made with the landowner to ensure they are willing to release the site for development.
Minor negative and positive SEA issues, including loss of greenfield land. However, the site is just within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Development of the site could have positive and negative impact on the landscape given it prominent approach to the town, landscaping and careful design should help minimise the impact.

Site Ref: DBT.B&I201	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: land north west of Biggars Mill	Call for sites	where applicable and approval date):
Settlement: Dalbeattie	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A
Site Size (ha): 0.9 hectares	Proposed use: Business and Industry	HMA: Stewartry 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	+	0	XX	X	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

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 A S S S S S S S S S S S S S S S S S S	Mitigation it appropriate	Post mitigation score	equired
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this		١	NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(Other p	rotected species	N	Ma	arine Consultation	Zones	N
				Ancient	t/semi-natural woodland	N									
		Comm	Comments: There are no known designations affecting this site												
Are there any known invasive species within the site		N	100											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 Site is on the edge of the settlement and is bounded on its western side by open countryside					n	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.			0		
PLANNING OVERVIEW	There	are no k	known	biodiversity	y issue affecting the site.				<u> </u>						
SEA OVERVIEW	There	There are no known SEA issues. SEA Score: 0													

				DODUH ATION AND HUMAN HEALTH											
POPULATION AND HUMAN HEALTH															
Will the development of the site affect the		N			e: 1.1 %			SV	0				0		
quality and quantity of open space and connectivity and accessibility to open space	MA	All	nougn	a green		t does not form an o _l action	oen spac	₹							
or result in a loss of open space.	14.5														
Distance to nearest area of open space		Distance		0-1											
Are there any of the following within or	MA	Right o			Comme	nt:									
adjacent to the site and will development	or		path	_											
impact on them	CF		path		V	Coorto facilitica		Lloopit	alitiaa		Local chang (convenience	a) V	Due eten	Y	
What is the distance (km) to the following services where they exist in the settlement	CF	Commun	ty/villa	ige naii	0-1	Sports facilities	0-1	Hospit	annes	0-1	Local shops (convenienc	e) Y O-1	Bus stop	0-1	
(Autumn 2015)	0.												ŀ	0.	
What is the education catchment area			Pri	imary						Second	ary				
(primary and secondary) for the site and	S	School name	_	A						N/A					
what is the remaining capacity within the		Capacity													
catchment. (October 2015). Distance from site (km)		Distance													
Is the site within or immediately adjacent to	MA														
the core areas of the biosphere	and B	N						GIS	0				0		
PLANNING OVERVIEW		ite is located	reaso	nably clo	ose to loca	al services. New busi	nesses w	ould also p	provide	e addition	nal employment opportunities in th	e area.			
SEA OVERVIEW		The site is located reasonably close to local service and development would also improve access to employment opportunities resulting in positive SEA impacts SEA Score: +										+			
	result	ing in positiv	COEA	impacts											

Site assessment question Kes/No Yes/No Comment	Pre mitigation score 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		Ν	Soil classification 4.1 (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		SV	0			0			
Are there any contaminated soils issues on the site		N	No known previous use	С	0			0			
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	There	are no	known soil issues								
SEA OVERVIEW	There	here are no SEA issues SEA SC									

			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	SEPA and the Councils Flood Risk Management Team would object in principle to any proposed development at this location due to historic records of flooding and SEPA flood maps	С	XX	No development of the site	XX	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. 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.	С	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 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.	С	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0	
PLANNING OVERVIEW	The o	bjection	n in principle in relation to flood risk issues make this site ineffe	ective. T	here is I	imited capacity at the water treatment works and there may	be issue:	s with

Site assessment question Ves/No Yes/No Yes/	Information source Pre mitigation score Post mitigation score	Consultation required	
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	both the water and waste water networks. Further investigation will be required to consider the impact on the overall network and, if in place.	necessary, mitigation measures put
SEA OVERVIEW	Development of this site would have a significant negative impact on flood risk.	SEA SCORE: XX

	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	Υ	The site is adjacent to other business and industry users	SV	X		X			
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)		Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area. X Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A noise assessment may be required and any measures identified should be implemented.								
PLANNING OVERVIEW	The pro	The proposed site is adjacent to an established business and industry estate. Proposals would be assessed against Policy OP1a which would minimise any potential impact								
SEA OVERVIEW	Provide	rided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: X								

	MATERIAL ASSETS											
Is the site		Brow	vnfield		Comment							
		Gree	enfield	Υ								
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	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	Greenfich be reus		ere are no existing structures that could	SV	X		X			
Does the site have existing and potential mineral extraction		N				0	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		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a										

Site assessment question	Related SEA Topic	Yes/No		(Comment	Information source	Pre mitigation score		Mitigatio	n if appropr	iate		Post mitigation score	Consultation required
(paragraph 4.9)														1
Are there any of the following servicing			Pylons N		Bord Gais Eirann pipeline N		•	Shell oil pipel	line N			Transco	pipeline	N
constraints that impact on the development of the site		Cor	mment: There are no	o know	vn servicing constraints in relation	to the site	е							
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD N	Ca	arlisle Ai	rport N	Coa	al Authority	N		HSE	N
PLANNING OVERVIEW	Devel	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The lo	ss of g	greenfield land would	d be a	negative SEA impact						SEA	SCORE: X		

	ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site includes land formerly proposed for business and industry and the inclusion of additional land within the boundary of the existing business park. The site will continue to be served by U178s, no improvements needed. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	PLANNING OVERVIEW An access can be achieved into the site								

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)	0	Open, flat site								
Can the site make best use of solar gain	Y	Y Possibly due to open nature of site SV 0 The layout and design should ensure solar to create sustainable buildings in line with p and OP2				+				
Is the site protected from prevailing winds	N	N Relatively open site			Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future					
PLANNING OVERVIEW	PLANNING OVERVIEW Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	There are particular techniques	here are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction sechniques								

				CULTURAL HERITAG	3E						
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	Ζ	Comment: No known historic environment issues					
of the following including their setting							Conservation Area	N	Inventory of Historic Battlefield	Ν	
	L	World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	ie	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV C	0			0	
PLANNING OVERVIEW SEA OVERVIEW			o historic environment issues o SEA issues				SEA SCORE: 0		

					L	ANDSCAPE						
Is the site within or adjoining any of the following		١٨/:	NSAs N	RSAs TPOs		Comment: There are	e no desi	gnation	s in relation to this site			
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	Development m			I able	SV	+/-	Would need to protect and retain quaysi environs plus views to / from river.	ide and its	0	
Will development of the site be well integrated visually with the existing settlement		Y					SV	0	Development would need to screened fr	rom west	0	
Are there any locally attractive views that will be impacted by development of the site		Z					SV	0			0	
PLANNING OVERVIEW		The site is on the edge of the settlement. Screening and landscaping would need to form part of the development										
SEA OVERVIEW	Provide	ed the i	mitigation is put in	n place there s	should b	e no SEA issues				SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is adjacent to the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ									
Are there any known restrictive covenants or ransom strips	Ν									
Can the site be delivered within the LDP timeframe	N	Flood risk is a significant constraint that would prevent the site from being developed								
OVERALL PLANNING COMMENT										
OVERALL SEA COMMENT		elopment of this site would have a significant negative impact on flood risk and a negative impact on soils and material assets through the development of eenfield site								