

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.H1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Gillwood Road			
Settlement: Eastriggs	Current use: Open space	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 324807, 565965			
Site Size (ha): 0.49	Proposed use: Housing	HMA: Annan	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No strategic comments from SNH. Mature trees along southern boundary								
Are there any known invasive species within the site	N				0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N				0		0	
PLANNING OVERVIEW	No designations affecting site							
SEA OVERVIEW	No designations affecting site						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Informal open space but not allocated as POS in LDP Immediately adjacent to POS.								
		Distance (km)	0.1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: National cycle route 7 along B721							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities		Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0.5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Eastriggs				Annan					
	Capacity:	45				331					
	Distance:		0.5				5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	Located in close proximity to existing community facilities and school. Scope to encourage active travel.										
SEA OVERVIEW	Located in close proximity to existing community facilities and school. Scope to encourage active travel.								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0	Open space within urban area	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Flat site surrounded by houses		SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Open space within urban area . Loss of previously undeveloped soil								
SEA OVERVIEW	Greenfield site – loss of previously undeveloped soil.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	DGC Flood Team &SEPA - No comment		C	0	No known flood risk issues	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	No impact on water courses			0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Eastriggs Waste Water Treatment Works has sufficient capacity for development.		C	0	Waste Network - There is a combined sewer along north of edge	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.		C	0	Water Network - Please note there is a 3" water main along North edge of boundary.	0	
PLANNING OVERVIEW	Sufficient capacity for development. A combined sewer and 3" water main along north edge of site will require to be safeguarded.								
SEA OVERVIEW	No known flood risk issues						SEA SCORE: 0		

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

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment Informal open space							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			N					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N									
Does the site have existing and potential mineral extraction		N									
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH										
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. Involves loss of greenfield land currently used as informal open space.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Greenfield but benefits from proximity to existing infrastructure						SEA SCORE: X
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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 (10 units) can be accessed along the northern boundary by Gillwood Road U156a and the eastern boundary by Delhi Road U154a. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards						
PLANNING OVERVIEW	Site can be accessed along the northern boundary by Gillwood Road U156a and the eastern boundary by Delhi Road U154a.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South					
Can the site make best use of solar gain		Y					Southerly aspect should ensure solar gain used to best effect
Is the site protected from prevailing winds		Y	Protected by existing buildings				
PLANNING OVERVIEW	No climatic factors identified.						
SEA OVERVIEW	No climatic factors identified.						SEA SCORE: 0

CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016. Any development should respect the form of the existing historic planned village. Historic Built Environment - No Listed Buildings and no conservation area. Any development should respect the form of the existing planned residential village.	
		Conservation Area	N	Inventory of Historic Battlefield	N		
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N		
		Archaeological site	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L						
PLANNING OVERVIEW	Any development should respect the form of the existing planned residential village.						
SEA OVERVIEW	No designations affecting site						SEA SCORE: 0

LANDSCAPE

Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment Retain sufficient space around large trees.
		Wild Land	N	TPOs	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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	Mature trees along southern boundary		X	Retain sufficient space around large mature trees.	0		
Will development of the site be well integrated visually with the existing settlement		Y				Any development should respect the form of the existing planned residential village.			
Are there any locally attractive views that will be impacted by development of the site		N							
PLANNING OVERVIEW	Development considered potentially suitable on landscape grounds subject to suitable mitigation. Retain sufficient space around large trees.								
SEA OVERVIEW	Development considered potentially suitable on landscape grounds subject to suitable mitigation. Retain sufficient space around large trees.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP						
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site submitted as part of Call for Sites and owned by DGHP.						
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y	Landowner has indicated that site would be developed in 5-10 years						
OVERALL PLANNING COMMENT	Allocated housing site in adopted LDP and considered to be effective housing site. Landowner has indicated that site would be developed in 5-10 years.							
OVERALL SEA COMMENT	Negative SEA impact in terms of Soils and Material Assets. Greenfield site involving loss of previously undeveloped soils. Positive SEA impact in terms of Population and Human Health as located in close proximity to existing community facilities and school. Scope to encourage active travel.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.H3	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Planning permission granted under 11/P/4/0048 subject to conditions. Condition 3 is currently being considered under 15/P/4/0215 (section 75 agreement) until this is resolved then no development can take place. Permission for the Devils Porridge was granted under 13/P/4/0485 and part of this application involved the interface with the square agreed under 11/P/4/0048.	
Site name: Land northwest of Stanfield Farm			
Settlement: Eastriggs	Current use: Agricultural land		
OS Grid Reference (Easting, Northing): 325265, 566361		Existing LDP allocations/ designations: Yes	
Site Size (ha): 1.94	Proposed use: Housing	HMA: Annan	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	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	xx

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No strategic comments received from SNH.								
Are there any known invasive species within the site	N				0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N							
PLANNING OVERVIEW	No designations affecting site							
SEA OVERVIEW	No designations affecting site						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	0.5								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: B721 - National cycle network Route 7							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities	0.5	Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Eastriggs				Annan				
	Capacity:		45				331				
	Distance:		0.5				5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	Located in close proximity to existing community facilities and school										
SEA OVERVIEW	Located in close proximity to existing community facilities and school. Scope to encourage active travel.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	x	Loss of previously undeveloped soil	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Flat site					
Are there any contaminated soils issues on the site		N	No known previous use. Potential soil contamination from the adjoining railway line		x	Contamination assessment required. Appropriate landscaping and screening required.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0		0	
PLANNING OVERVIEW	Potential soil contamination from adjoining railway line and contamination assessment required.							
SEA OVERVIEW	Loss of previously undeveloped soil. Potential soil contamination from the adjoining railway line and contamination assessment required. Appropriate landscaping and screening required.						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A minor watercourse flows along the site boundary	SV				
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	C	Potential flood risk identified. SEPA - A minor watercourse flows along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required.	C	X	Flood risk assessment required which would require to be agreed with SEPA	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						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Eastriggs Waste Water Treatment Works has sufficient capacity for development.	C	0	Waste Network - There is a surface water sewer along north edge of site.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.	C	0		0	
PLANNING OVERVIEW	Flood risk assessment required which would require to be agreed with SEPA. Waste Network - There is a surface water sewer along north edge of site which will require to be safeguarded.							
SEA OVERVIEW	Potential flood risk identified. FRA required to be agreed with SEPA.						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Railway line to north – potential noise impact and soil contamination from the adjoining railway line. South – Devils Porridge Museum. West - Housing		X	Appropriate landscaping and screening required	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						
PLANNING OVERVIEW	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required							
SEA OVERVIEW	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		N						
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N									
Does the site have existing and potential mineral extraction		N									
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH										
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD									
Will development of the site require		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal 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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consultation with any of the following bodies								
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD							
SEA OVERVIEW	Loss of greenfield land but benefits from proximity to existing infrastructure						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			Background reference for site H3. Planning permission was granted under 11/P/4/0048 subject to conditions. Condition 3 is currently being considered under 15/P/4/0215 (section 75 agreement) until this is resolved then no development can take place. Permission for the Devils Porridge was granted under 13/P/4/0485 and part of this application involved the interface with the square agreed under 11/P/4/0048. This site (H3) is currently being considered under RCC application ACC/01/16						
PLANNING OVERVIEW	Planning permission granted subject to conditions. Roads construction consent currently being considered								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South						
Can the site make best use of solar gain		Y	Well contained flat site					
Is the site protected from prevailing winds		Y						
PLANNING OVERVIEW	No climatic factors identified.							
SEA OVERVIEW	No climatic factors identified.						SEA SCORE: 0	

CULTURAL HERITAGE								
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							
PLANNING OVERVIEW	Any development should respect the form of the existing planned residential village.							
SEA OVERVIEW	No known cultural heritage issues identified.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment		
		Wild Land	N	TPOs	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	Hedge and boundary trees	SV	0	Appropriate safeguarding of boundary trees	0	
Will development of the site be well integrated visually with the existing settlement		Y				Any development should respect the form of the existing planned residential village.	0	
Are there any locally attractive views that will be impacted by development of the site		N						
PLANNING OVERVIEW	Appropriate safeguarding of boundary trees. Any development should respect the form of the existing planned residential village.							
SEA OVERVIEW	Development considered potentially suitable on landscape grounds.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP with existing planning consent
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Carruthers Construction propose to commence development by 2017 following completion of site ERL.H2
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Allocated housing site in adopted LDP with existing planning consent. Effective housing site. Carruthers Construction propose to commence development by 2017 following completion of site ERL.H2	
OVERALL SEA COMMENT	Negative SEA impact in terms of Material Assets as loss of greenfield land. Positive SEA impact in terms of Population and Health - located in close proximity to existing community facilities and school. Scope to encourage active travel.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.MU1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Stanfield Farm			
Settlement: Eastriggs	Current use: Agricultural land	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 325506, 566356			
Site Size (ha): 10.51	Proposed use: Mixed use – Housing and flexible business units	HMA: Annan	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads		Great Crested Newts	
	RAMSAR	N	Geodiversity Sites	N	Other protected species		Marine Consultation Zones	
	Ancient/semi-natural woodland		N					
Comments: SNH – prominent site. Masterplan needs to address how the development will integrate with existing settlement. Hedge boundaries along road and railway line								
Are there any known invasive species within the site		N						
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.	SV	x	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.	0	
PLANNING OVERVIEW	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. SNH have advised that Masterplan needs to address how the development will integrate with existing settlement							
SEA OVERVIEW	No designations affecting site						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
			Distance (km)	1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: National Transport Cycle route 7 – B721							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Eastriggs	Annan								
	Capacity:	45	331								
	Distance:	1	5								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	In close proximity to community facilities, scope to encourage active travel options.								
SEA OVERVIEW	Positive SEA impact as close proximity to community facilities, scope to encourage active travel options.						SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site						
Are there any contaminated soils issues on the site			No known previous use.						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N							
PLANNING OVERVIEW									
SEA OVERVIEW	Loss of prime quality agricultural land						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Water courses and ditches traverse site. Evidence of boggy areas					
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. Body of water traverses the site. SEPA - Multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required.	C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required which would require to be agreed with SEPA.	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	Eastriggs Waste Water Treatment Works - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements	C		Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing waste water network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.		
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.	C		Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish		

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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supply						what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.								
SEA OVERVIEW	Potential flood risk identified. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.						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	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Railway line to north – potential noise impact and soil contamination from the adjoining railway line.	SV	X	Appropriate landscaping and screening required. Contamination assessment required	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							
PLANNING OVERVIEW	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required								
SEA OVERVIEW	Potential noise impact and soil contamination from the adjoining railway line. Appropriate landscaping and screening required						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment Agricultural land in grazing				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N			0		0	
Does the site have existing and potential mineral extraction		N			0		0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH				0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment Electricity lines traverse the site – low voltage. Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD Y Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. voltage electricity lines traverse site which will require to be relocated to a more appropriate location or consolidated on site.							
SEA OVERVIEW	Loss of greenfield land, but site benefits from proximity to existing infrastructure						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 (200 units) has frontage access onto the B721 and opportunity for multiple vehicle and pedestrian connections into the site along the western boundary which was granted planning permission under 11/P/4/0048 and is currently addressing the Section 75 agreement under 15/P/4/0215. Development of this site will require to take into consideration the drainage approved under 09/P/4/0221 and the SUDs feature located within this site. It should be noted that development of this site would trigger the relocation of the 30 mph speed limit on the B721 (including street lighting, bus stop provision and the construction of a 1.8m wide public footway along the entire site frontage) to a point east of the site boundary A Transport Assessment should be commissioned and a Masterplan should be provided for this site. Any development of this proposed site should be accessed in accordance with the relevant Dumfries and Galloway Councils standard with parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	Site has frontage access onto the B721 and opportunity for multiple vehicle and pedestrian connections into the site along the western boundary ERL.H3. It should be noted that development of this site would trigger the relocation of the 30 mph speed limit on the B721 (including street lighting, bus stop provision and the construction of a 1.8m wide public footway along the entire site frontage) to a point east of the site boundary. A Transport Assessment should be commissioned and a Masterplan should be provided for this site							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South. open relatively flat site			SV	0		0
Can the site make best use of solar gain		Y				SV	0	Due to its southerly aspect the use of solar gain could be used to great effect
Is the site protected from prevailing winds		N	Exposed to south			SV	0	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west
PLANNING OVERVIEW	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west							
SEA OVERVIEW	Potential exposure to prevailing south west wind. Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west in order to mitigate this factor						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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. No conservation area. Housing development should respect or even continue the planned layout of the Unwin planned residential village.		
			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								
PLANNING OVERVIEW	Housing development should respect or even continue the planned layout of the Unwin planned residential village.								
SEA OVERVIEW	No known cultural heritage designations affecting this site						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs		RSAs		Comment Site has strong containment to north and south (Railway/road) but not to the east. Including it in the plan risks 'development creep' along the road with no obvious limit. Suggest including woodland shelter belt to help define settlement either within this site or including adjacent fields. Settlement had a coherent planned layout; reflect this within layout of potential site.		
			Wild Land		TPOs				
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	Site has strong containment to north and south (Railway/road) but not to the east. Hedge boundaries adjacent to road and railway line			SV	0		0
Will development of the site be well integrated visually with the existing settlement		N	SNH - prominent site. Masterplan needs to address how the development will integrate with existing settlement. Hedge boundaries along road and railway line Site has strong containment to north and south (Railway/road) but not to the east			SV/C	X	Masterplan needs to address how the development will integrate with existing settlement. Suggest including woodland shelter belt to help define settlement. Settlement had a coherent planned layout; reflect this within layout of potential site.	
Are there any locally attractive views that will be impacted by development of the site		N							
PLANNING OVERVIEW	Masterplan needs to address how the development will integrate with existing settlement. Woodland shelter belt should be included to define settlement. Coherent planned layout of Easttriggs should be reflected in site layout.								
SEA OVERVIEW	Site not well defined to the east and risk of development creep along the road with no obvious limit.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated mixed use site in adopted LDP and considered to be effective.
Have all landowners been identified and have they	Y	Landowners have confirmed interest in developing site

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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agreed to disposal/development of the site		
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	
OVERALL PLANNING COMMENT	Allocated mixed use site in adopted LDP and considered to be effective. Landowners have confirmed interest in developing site. Greenfield site on edge of settlement which benefits from close proximity to existing infrastructure. Master Plan and Transport Assessment required. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required which would require to be agreed with SEPA.	
OVERALL SEA COMMENT	Negative SEA impact in terms of Soils and Material Assets. Loss of prime quality agricultural land and greenfield site. Positive SEA impact in terms of Population and Human Health - in close proximity to community facilities, scope to encourage active travel options.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.H201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: land opposite Cemetry, Lowthertown			
Settlement: Eastriggs	Current use: Agricultural land	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 12.8	Proposed use: Housing	HMA: Annan	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	XX	X	0	0	X	0	0	XX

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No comments								
Are there any known invasive species within the site					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					0		0	
PLANNING OVERVIEW	No designations affecting site							
SEA OVERVIEW	No designations affecting site						SEA SCORE:0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA										
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: B721 - National cycle network Route 7 Right of Way identified immediately to north of site							
		Core path	0								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Eatriggs				Annan				
	Capacity:		45				331				
	Distance:		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	Development should consider appropriate links to footpath and right of way to north of site.										
SEA OVERVIEW	Significant negative SEA impact as site remote and disjointed from existing community facilities and primary school						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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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1		X	Involves loss of agricultural land currently in grazing	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site			O		O	
Are there any contaminated soils issues on the site		N	No known previous use. Potential soil contamination from the adjoining railway line			O	Contamination assessment required. Appropriate landscaping and screening required.	O	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Potential soil contamination from adjoining railway line and contamination assessment required.								
SEA OVERVIEW	Negative Sea impact as would involve loss of prime agricultural land						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Ditches and water course traverse 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	A minor watercourse flows along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required.		C		A Flood Risk Assessment is required which would require to be agreed with SEPA.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	SEPA advise that potential development of site could increase risk of flooding elsewhere		C	X		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Eastriggs Waste Water Treatment Works has sufficient capacity for development.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.		C	0	Water mains just within site boundary. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly	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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						recommended.			
PLANNING OVERVIEW	Potential risk of flooding which would require a Flood Risk Assessment is required which would require to be agreed with SEPA. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing waste water network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. Water mains just within site boundary which would require to be safeguarded. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly								
SEA OVERVIEW	Potential impact on water environment which would be mitigated subject to a Flood Risk Assessment to be agreed with SEPA.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	North – A75 road. South – railway line. East – agricultural land and housing. West – road C43a.	SV	X	Appropriate mitigation and landscaping against noise pollution from the A75 and railway line.	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			0		0		
PLANNING OVERVIEW	Appropriate mitigation required against noise pollution and landscaping required to minimise impact from adjoining A75 and trains using railway line due south.								
SEA OVERVIEW	Potential significant noise impact from A75 and railway line to south. Appropriate mitigation and landscaping to minimise noise pollution						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		O		O	
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			O		O	
Does the site have existing and potential mineral extraction		N			O			
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N			O		O	

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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compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
		Comment Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD						
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS N	MoD Y	Carlisle Airport O	Coal Authority O	HSE O		
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD							
SEA OVERVIEW	Negative SEA impact as would involve the loss of a greenfield site						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			Site located to the northeast of the C43a with potential vehicular and pedestrian links onto North Road U201a. Main vehicular access should be provided onto the C43a, which would require extension of the existing 30mph speed restricted area along the C43a, provision of street lighting and improvements/extension of the existing footway. It should be noted that the site lies remote from the existing facilities within the settlement of Eastriggs (i.e. shops, public transport, etc.). Consideration should be given to links onto North Road and the potential for additional vehicular access for the dwellings located in Lowthertown via this site ELR.H201. Access within Lowthertown (namely Central Avenue and East Road) are restricted in nature with limited passing opportunity. There may be potential to provide some passing opportunities along North Road. A Transport Assessment should be commissioned and a Masterplan should be provided for this site. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Main vehicular access should be provided onto the C43a, which would require extension of the existing 30mph speed restricted area along the C43a, provision of street lighting and improvements/extension of the existing footway. Consideration should be given to links onto North Road. A Transport Assessment should be commissioned and a Masterplan provided for this site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South						
Can the site make best use of solar gain		Y						
Is the site protected from prevailing winds		N	Exposed to the south and west.			X	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west	0
PLANNING OVERVIEW	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west							
SEA OVERVIEW	Potential exposure to prevailing south west wind. Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west in order to mitigate this factor						SEA SCORE:0	

CULTURAL HERITAGE								
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. No conservation area.		
			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			0		0		
PLANNING OVERVIEW	No known cultural issues identified								
SEA OVERVIEW	No known cultural issues identified						SEA SCORE:0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment Remote location and doesn't relate to main settlement. Contained by roads/railway			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N								
Will development of the site be well integrated visually with the existing settlement		N	Site lies remote from the existing facilities within the settlement of Eastriggs (i.e. shops, public transport, etc.)					XX		XX
Are there any locally attractive views that will be impacted by development of the site		N								
PLANNING OVERVIEW	The site doesn't relate well to existing settlement and its community facilities. Not recommended for allocation in the MIR.									
SEA OVERVIEW	Significant negative SEA impact as site remote from Eastriggs and community facilities. The site doesn't relate well to existing settlement						SEA SCORE: XX			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	N	Site is remote from existing settlement boundary and lies beyond railway line.							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	Available within 5-10 year period.							
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development of the site would have a negative impact on the landscape and the site is remote and disjointed from community facilities and the primary school. It would also involve the loss of prime agricultural land and greenfield land. A number of other sites have been included for development that are considered to meet the identified housing strategy.								

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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OVERALL SEA COMMENT	Significant negative SEA impact in terms of Population and Human Health as site remote and disjointed from community facilities and primary school and Landscape as site doesn't relate well to existing settlement pattern. Negative SEA impact in terms of soils as involves prime agricultural land and material assets as greenfield site.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.H202	Source of site suggestion: Member suggestion at Seminar (September 2016)	Site history/previous planning applications, (ref. Nos. where applicable and approval date): No	
Site name: land south and east of Vancouver Road, Eastriggs	Current use: Agricultural land	Existing LDP allocations/ designations: none	
Settlement: Eastriggs		HMA: Annan	Date completed: Oct/Nov 2016
OS Grid Reference (Easting, Northing):	Proposed use: Housing		
Site Size (ha): 5.9ha			

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland							
Comments: No comments.								
Are there any known invasive species within the site	N							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.	SV	X	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.	0		
PLANNING OVERVIEW	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. Masterplan needs to address how the development will integrate with existing settlement							
SEA OVERVIEW	No impact on diversity designations						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: National Transport Cycle route 7 – B721							
		Core path	N	Right of way adjoining eastern boundary to site							
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Eastriggs	Annan								
	Capacity:	45	331								
	Distance:	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	In close proximity to community facilities, scope to encourage active travel options.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Positive SEA impact as close proximity to community facilities, scope to encourage active travel options.						SEA SCORE: +
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	O	Loss of prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat open site						
Are there any contaminated soils issues on the site		N	No known previous use.						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	O		O	
PLANNING OVERVIEW	Would involve loss of prime agricultural land								
SEA OVERVIEW	Negative SEA impact as would involve loss of prime agricultural land.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas		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 SEPA medium likelihood surface water floodmaps. DGC hold flood records in connection to this site. Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required.		C	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required.	O	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Eastriggs Waste Water Treatment Works has sufficient capacity for development		C	0		O	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.		C	0		O	
PLANNING OVERVIEW	Requirement for Drainage Impact Assessment and a Flood Risk Assessment may also be required								
SEA OVERVIEW	No impact on water environment subject to appropriate mitigation and requirement for Drainage Impact Assessment and a Flood Risk Assessment may also be required						SEA SCORE: O		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Existing housing to west, otherwise surrounded by agricultural land. Bounded by B721 to north and private access track and associated hedgerows to farm		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			0		0	
PLANNING OVERVIEW	Unlikely to decrease air quality.							
SEA OVERVIEW	Unlikely to decrease air quality.						SEA SCORE:0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		0		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				0		0	
Does the site have existing and potential mineral extraction		N				0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0		0	
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. Low voltage								

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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			electricity cables cross north western part of site which would require to be relocated to a more appropriate location or consolidated on site								
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. Low voltage electricity lines traverse site which will require to be relocated to a more appropriate location or consolidated on site.										
SEA OVERVIEW	Negative SEA impact a would involve the loss of prime agricultural land								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 housing lies to the south of the B721 public road, almost entirely within the existing 30mph speed restricted area of Eastriggs. Appropriate access can be achieved from the B721. It would be appropriate that at least two points of access are provided along with a footway along the site frontage to link with the existing footway at Vancouver Road, with pedestrian crossing points. It would be desirable to maximise connectivity and there may be scope to provide a link to Vancouver Road via the private section of Pretoria Road. For a site of this size, Masterplanning would be appropriate. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Appropriate access can be achieved from the B721. It would be appropriate that at least two points of access are provided along with a footway along the site frontage to link with the existing footway at Vancouver Road, with pedestrian crossing points. It would be desirable to maximise connectivity and there may be scope to provide a link to Vancouver Road via the private section of Pretoria Road. A Master Plan would be required for the development of the site.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		South, open relatively flat site.				SV	0		0		
Can the site make best use of solar gain		Y				SV	0	Due to its southerly aspect the use of solar gain could be used to great effect		0	
Is the site protected from prevailing winds		Y	Exposed to the south			SV	0	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west		0	
PLANNING OVERVIEW	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west										
SEA OVERVIEW	Potential exposure to prevailing south west wind. Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west in order to mitigate this factor								SEA SCORE: 0		

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. No conservation area. Very flat open landscape and very little trees among existing housing areas at present time so care with design and layout in relation to wider area required.					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the opportunity to enhance or improve access	L	Very flat open landscape and very little trees among existing housing areas at present time so care with									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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to the historic environment			design and layout in relation to wider area required.						
PLANNING OVERVIEW	Appropriate design and layout would require to link site to existing housing area to the west.								
SEA OVERVIEW	No known cultural heritage designations affecting this site						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSA TPOs	N N	Comment This forms the north-western part of previous site and is more associated with existing development and has greater potential for appropriate development. It would be contained physically (though not visually) to the east by the access track and associated hedgerows to Fouldsdyke Farm. The southern boundary is less strong and should be strengthened by tree planting.		
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	Very open flat landscape and no trees. Site bounded by hedgerows and access track to farm				XX	Additional landscaping and tree planting would mitigate visual impact in part.	X
Will development of the site be well integrated visually with the existing settlement		N	Considerable visual impact of the site to the east and to the south there would appear to be no defensible boundary. SNH state flat and strongly horizontal landform - development will be very visible in this location. Could change balance of settlement to the east forming gateway development. Need to ensure defensible settlement edge to south and east of site.			C	XX	Although the visual impact could be mitigated in part by landscaping significant visual impact would remain. Masterplan needs to address how the development will integrate with existing settlement. SNH recommend recommend a master planning approach or design brief to incorporate sites ERL.H3 and ERL.MU3 to aid integration.	X
Are there any locally attractive views that will be impacted by development of the site		N							
PLANNING OVERVIEW	Additional landscaping and tree planning would mitigate visual impact in part. Masterplan needs to address how the development will integrate with existing settlement								
SEA OVERVIEW	Negative SEA impact as significant visual impact of site which although could be mitigated in part by landscaping significant visual impact would remain.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site adjacent to settlement boundary for Eastriggs.
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners currently unknown
Are there any known restrictive covenants or ransom strips	?	Unknown
Can the site be delivered within the LDP timeframe	?	Unknown
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development would have a negative impact on the landscape. It would also involve the loss of prime agricultural	

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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	land and a greenfield site. The landowners and their views are currently unknown. A number of other sites have been included for development that are considered to meet the identified housing strategy.							
OVERALL SEA COMMENT	Negative SEA impact in terms of Soils, Material Assets and Landscape impact. Loss of prime quality agricultural land, greenfield site and significant visual impact of site which although could be mitigated in part by landscaping significant visual impact would remain. Positive SEA impact in terms of Population and Human Health - in close proximity to community facilities, scope to encourage active travel options.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: ERL.MU201	Source of site suggestion: Officer suggestion	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: former MOD site			
Settlement: Eastriggs	Current use: Former MOD depot.	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 430 ha	Proposed use: Possible tourist/leisure development	HMA: Annan	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	Y	LNR	N	SPAs	Y	SSSIs	Y	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	Y	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N		Comments: Solway coast – site of international interest of biodiversity				
Are there any known invasive species within the site	Y	Strong possibility of semi-natural woodland, unimproved grassland and protected species (including EPS) on at least parts of the site. Further survey and assessment recommended. Adjacent to SPA/SAC.			C	X	Further survey and assessment recommended to determine potential impact		X
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity									
PLANNING OVERVIEW	Potential negative impact on a number of biodiversity designations including SACs, SPAs and SSSI designations which would require to be determined. Further survey and assessment recommended to determine potential impact								
SEA OVERVIEW	Significant negative SEA impact as potential impact on Special Area of Conservation (SAC), Special Protected Area (SPA) and SSSI designation.						SEA SCORE: XX		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way								Comment: Core path 531 – Eastriggs to Solway at west of site and coastal footpath on southern boundary	
		Core path	Y								
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	5	Sports facilities	5	Hospitalities	5	Local shops (convenience)	5	Bus stop	5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	N/A				N/A					
	Capacity:										
Distance:											
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0			0	
PLANNING OVERVIEW	Site distant and remote from Eastriggs.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Negative SEA impact as site distant and remote from Eastriggs.						SEA SCORE: X
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	X		O
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Adjacent to coast but relatively flat.		0	0		0
Are there any contaminated soils issues on the site		?	The site was used for the manufacture and storage of conventional ammunition, however SEPA is unaware of any radioactive uses at the site.		C	X	Given its former use a contaminated land investigation will require to be undertaken and appropriate mitigation and any necessary remediation measures identified. It would also inform the developable area of the site.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown		O			O
PLANNING OVERVIEW	A contaminated land investigation will require to be undertaken and appropriate mitigation measures identified. It would also inform the developable area of the site.							
SEA OVERVIEW	Unknown impact on Soils as site was used for the manufacture and storage of conventional ammunition. A contaminated land investigation will require to be undertaken and appropriate mitigation and any necessary remediation measures identified						SEA SCORE: ?	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Multiple water courses flow through or along the site boundary. Evidence of boggy areas and pools of surface water.					
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 advise that multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk.		C	X	A Flood Risk Assessment is required which would require to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. SEPA advise that comprehensive site investigation works required to establish requirements for future land use - drainage, flooding, contaminated land, water features etc.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development could increase probability of flooding elsewhere		C	X		X
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	No waste water zone within area.		C	X		X

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW	Comprehensive site investigation works required to establish requirements for future land use - drainage, flooding, contaminated land, water features. Site is outwith waste water zone. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.								
SEA OVERVIEW	Negative SEA impact as potential flood risk identified. A Flood Risk Assessment is required which would require to be agreed with SEPA						SEA SCORE: X		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Largely surrounded by agricultural and the Solway estuary to the south.		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)		?			0		0		
PLANNING OVERVIEW	Unlikely to decrease air quality								
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment					
		Greenfield							
Is the site vacant or derelict		D	Is it contained within the Vacant and Derelict Land Survey		N			The site was used for the manufacture and storage of conventional ammunition. Former MOD Depot	
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						There may be scope to retain selected remnants subject to a site evaluation given historic importance of site.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Does the site have existing and potential mineral extraction		N							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD Y Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Any development which could potentially impact on MOD operations would require appropriate consultation with the MOD. Comprehensive site investigation would require to determine any service constraints								
SEA OVERVIEW	Positive SEA impact as would involve the development of brownfield land						SEA SCORE: +		

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site (445Ha), a former MOD site has existing private access onto the B721 and The Crescent (C40a), Given the scale and mixed use for this development, any proposal will require to be assessed on its own merits. A Transport Assessment should be commissioned and a Masterplan should be provided for this site. Any development of this proposed site should be accessed in accordance with the relevant Dumfries and Galloway Councils standard with parking provision in accordance with Dumfries and Galloway Council Parking Standards. It should be noted that there is the existence of a former railway line and siding giving rail access to the site from Glasgow-Carlisle line.					
PLANNING OVERVIEW	Existing private access onto the B721 and The Crescent (C40a), Given the scale and mixed use for this development, any proposal will require to be assessed on its own merits. A Transport Assessment should be commissioned and a Masterplan should be provided for this site.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			South open relatively flat site	SV	O		O		
Can the site make best use of solar gain		Y		SV	O	Due to its southerly aspect the use of solar gain could be used to great effect	O		
Is the site protected from prevailing winds		N	Exposed to south west	SV	O	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west	O		
PLANNING OVERVIEW	Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west								
SEA OVERVIEW	Potential exposure to prevailing south west wind. Appropriate landscaping and layout should take into account aspect and prevailing winds to the south west in order to mitigate this factor						SEA SCORE: O		

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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	Y	<p>Comment</p> <p>Archaeology - Extensive area of interest with many upstanding historic buildings, some dating back to the First World War. Key links with nearby Devil's Porridge museum and Eastriggs planned village. Also site of Torduff medieval farmstead, and a prehistoric settlement in Westhills Moss with the possibility of further remains around the moss margins. Also the possibility of palaeo-environmental remains. Mitigation will be required.</p> <p>Historic Environment - No Listed Buildings; no conservation area. The whole site played an important role in wartime history. Keeping selected remnants would preserve some of the history of the employment of women and people from the Commonwealth in the 20th century.</p>		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y							
PLANNING OVERVIEW	Records of various archaeology sites within boundary of site which would require appropriate evaluation and mitigation. The retention of selected remnants would preserve elements of important social history.								
SEA OVERVIEW	Potential impact on cultural heritage. Records of various archaeology sites within boundary of site which would require appropriate evaluation and mitigation						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs		RSA		<p>Comment Lies close to estuary within flat open landscape. Appears to contain reasonable-sized trees and is clearly of historic interest with interesting landscape elements such as former railway tracks/buildings, defensive structures, etc. Needs surveying to establish what if any landscape elements should be retained. Potential re-use will require mitigation in the form of screening and the avoidance of tall man-made structures.</p>		
			Wild Land		TPO				
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	Appears to contain reasonable-sized trees and is clearly of historic interest with interesting landscape elements such as former railway tracks/buildings, defensive structures,				Survey required to establish what if any landscape elements should be retained.		
Will development of the site be well integrated visually with the existing settlement		N					Potential re-use will require mitigation in the form of screening and the avoidance of tall man-made structures.		
Are there any locally attractive views that will be impacted by development of the site		N							
PLANNING OVERVIEW	Survey required to establish what if any landscape elements should be retained. Potential re-use will require mitigation in the form of screening and the avoidance of tall man-made structures.								
SEA OVERVIEW	No impact on landscape subject to appropriate mitigation in the form of screening and the avoidance of tall man-made structures. In any development proposal.						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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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	N	Site remote from settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	?	Site owned by MOD but disposal strategy unknown.
Are there any known restrictive covenants or ransom strips	?	Unknown
Can the site be delivered within the LDP timeframe	?	Unknown
OVERALL PLANNING COMMENT	A range of potential land use options may be possible for this site including tourist/leisure type development. The plan does not make any specific allocations for tourist/leisure type of development as there are policies which would be used to assess any proposal. Potential impact on Solway Coast Area of International Interest for Biodiversity, Special Areas of Conservation (SAC), Special Protected Area (SPA) and SSSI designation, remote from settlement and unknown impact in relation to soils given previous use. Site currently owned by MOD but disposal strategy unknown together with timescale and whether it could be delivered within the LDP timeframe. For these reasons, the site has not been included in the MIR for development.	
OVERALL SEA COMMENT	Significant negative SEA impact on biodiversity and negative SEA impact in terms Population and Human Health and Water. Potential impact on Solway Coast Area of International Interest for Biodiversity, Special Area of Conservation (SAC), Special Protected Area (SPA) and SSSI designation, remote from settlement and unknown impact in relation to soils given previous use. Positive impact in terms of Material Assets as would involve reuse a brownfield site.	