Site Ref: KBT.H1	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: Mersehouse/Mersecroft	LDP allocation	where applicable and approval date):
Settlement: Kirkcudbright	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: KBT.H1
268175, 551853		
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
4.73		Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question	Related SEA Topic Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	AND FL	OR/	4						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N			SSSIs	Ν
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N			Other pi	rotected species	N	Ma	arine Consultation	Zones	Ν
			Ancient/semi-natural woodland N												
		Comments: no designation affecting the site													
Are there any known invasive species within the site		N	GIS 0 0												
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. SV 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	No pla	lo planning issues.													
SEA OVERVIEW	Provid	ded that	led that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. SEA Score: 0												

					POPL	JLATION AND H	IUMAN	HEALTH	1					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N Dist		in the adop		part of the protected	d open	SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ght of Wa Core pa Cycle pa	th N	Comme	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/v	illage hall	Y 1-5	Sports facilities	Y 1-5	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area				Primary						Seconda				
(primary and secondary) for the site and	S	chool n		Kirkcudbrig	tht Primary	/					bright Secondary			
what is the remaining capacity within the				68						193				
catchment. (October 2015). Distance from site (km)		Dista	ance:	1-5						1-5				
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and B	N						GIS	0				0	
PLANNING OVERVIEW	The si	ite is we	II locate	d to local s	ervices an	d facilities. Resident	ial develo	pment will h	nelp to	support	services and facilities in the area.			
SEA OVERVIEW	The si	ite is we	e is well located in relation to local services. Development would also support local facilities and services and promote SEA SCORE: +											

Site assessment question	Related SEA Topic	Comment	nformatio	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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active travel providing a positive SEA impact.

			SOILS								
Will development of the site result in the		Υ	Soil classification 3.2	0	+/x			+/x			
loss of the best quality agricultural land			(The James Hutton Institute) 4.1								
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0			0			
Are there any contaminated soils issues on the site		Υ	Site includes former brickworks. Investigation will be required in this area.	С	X	Investigation will be required in this are	•a.	0			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0			
PLANNING OVERVIEW	Devel	opment	of the site would result in the partial loss of some prime qual	ity agricu	ultural la	nd					
SEA OVERVIEW	SEA OVERVIEW The loss of prime quality agricultural land would have a negative impact SEA Score: +/x										

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Wet area in south eastern corner next to nursing home	SV	X		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Original site – Site appears in pluvial SEPA flood maps, Extended site – Site extends into medium likelihood Coastal SEPA flood maps, Site extends into medium likelihood fluvial SEPA flood maps. Culvert outfall within site boundary. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	Drainage Impact Assessment, full topographical survey and Flood Risk Assessment required. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.	С	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
supply			investment at the WTW. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network			their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.		
PLANNING OVERVIEW	A Dra water	inage I	mpact Assessment, full topographical survey and Flood Risk \imath ent works. The developer will need to discuss build out rates f	Assessr urther w	ment required	uired to determine the developable area. There is limited cap tish Water.	acity at t	he
SEA OVERVIEW	Provid	ded all t	the necessary mitigation measures are implemented there sho	ould be	no SEA	issues SEA Score: 0		-

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

	MATERIAL ASSETS													
Is the site			nfield enfield	Υ	Comment: this is a greenfield site in	gricultura	l use							
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	0		0					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfie be reuse	-	ere are no existing structures that could	SV	X		X					
Does the site have existing and potential mineral extraction		N				0	0		0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0					

Site assessment question	Related SEA Topic	Yes/No		Comment					Pre mitigation score					Post mitigation score	Consultation required	
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						0	
Are there any of the following servicing constraints that impact on the development of the site		Con	Pylons nment	N	Bord Ga	ais Eirann pipelin	e N			Shell oil pipe	eline N			Transco	oipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	NATS N	I	MoD N		Ca	rlisle Air	oort N	Со	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opmen	t of this site	would res	ult in the loss	of a greenfield la	nd									
SEA OVERVIEW	The lo	loss of greenfield land would be a negative SEA impact SEA Score: 0														

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This proposed site can facilitate 70 units. Access from the A755 may be possible, however the location of the access will be critical and the further north you go the greater the engineering difficulty. It is thought that the southern part of the site has poor ground conditions and drainage issues. There would appear to be potential to provide links to Merse Strand & Merse Road. The town speed restriction would require to be extended to incorporate and new town gateway formed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.									
PLANNING OVERVIEW	An access can be achieved into the site									

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Oper	n flat site	SV	0			0			
Can the site make best use of solar gain		Υ	Possibly due to open nature of site	SV	0	The layout and design should ensure so to create sustainable buildings in line wand OP2		+			
Is the site protected from prevailing winds								+			
PLANNING OVERVIEW	,		lings should be built in such a way as to integrate solar gain			,	tion.				
SEA OVERVIEW	SEA OVERVIEW There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques SEA SCORE: +										

				CULTURAL HERITAG	ΞE	
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	N	Comment: Site of former brick and tile works. Evaluation and/or mitigation will be
of the following including their setting	L	Conservation Area	N	Inventory of Historic Battlefield	N	required.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria	te	Post mitigation score	Consultation required		
			/orld Heritage Site N Inventory & Non-Inventory archaeological site Y Garden or Designed Landscape	N							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Archaeological site Y Garden or Designed Landscape Possibly	SV	0	Recording of any features found in inv	estigation	0			
PLANNING OVERVIEW	The need to record any features found when developing the site may require a watching brief to be placed on any planning approval										
SEA OVERVIEW	There	are no	are no SEA issues SEA Score: 0								

						LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: Solway o	coast regi	ional sc	enic area			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Υ	middle of weste form an effectiv	rn part of the e, logical bou	site – tl ndary. [orth-south through his should be used to Development would ed to be positive.	SV	X	The embankment should be used to form logical northern boundary to the site. The could be reinforced with tree planting or a hedgerow trees.	e boundary	0	
Will development of the site be well integrated visually with the existing settlement		?				al boundaries to the land on edge of	SV	X	The embankment should be used to form logical northern boundary to the site. The could be reinforced with tree planting or a hedgerow trees.	e boundary (0	
Are there any locally attractive views that will be impacted by development of the site		Z					SV	0			0	
PLANNING OVERVIEW	The nor	rthern	boundary to the s	ite should be	reinford	ced with tree planting o	r a hedge	e or hed	dgerow trees.			
SEA OVERVIEW	Provide	d the	necessary mitigat	ion measures	are im	plemented there should	d be no S	SEA issu	ues	SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site partially allocated in LDP									
Have all landowners been identified and have they agreed to disposal/development of the site	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand									
OVERALL PLANNING COMMENT											
OVERALL SEA COMMENT	Mino withi	or negative and positive SEA issues, including loss of greenfield land and loss of a small amount of best quality agricultural land (3.2). However, the site is n walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect									

Site assessment question Vestor in the state of the stat	Source Score Mitigation Score store Bre mitigation Score and the mitigation of the	Post mitigation score Consultation required
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should also enable positive benefit to be achieved from solar gain.

Site Ref: KBT.H2	Source of site suggestion:	Site history/previous planning applications, (ref. Nos.
Site name: East of Tongland Rd/Burnside Loaning	Current LDP allocation	where applicable and approval date):
Settlement: Kirkcudbright	Current use:	
OS Grid Reference (Easting, Northing):	Green field	Existing LDP allocations/ designations: Yes
268997, 551786		
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed:
0.37		Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question	Related SEA Topic Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	ND FLOF	RA							
Do any of the following biodiversity interests		S	SACs N LNR N SPAS N									SSSIs	N		
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			Natterjack toads	N		Great Crested	Newts	Ν	
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		Other	protected species	N	Ma	rine Consultation	Zones	Z	
ĺ			Ancient/semi-natural woodland N												
		Comm	Comments: No designations affecting site												
Are there any known invasive species within the site		N					GIS	0					0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Y Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. site bounded by hedgerows						Where appropr should be imple tree species in and the creatio along transport encourage the	emented, s landscape n of green corridors,	such as the use schemes, hab ways and wildli footpaths and	e of locally native litat creation, ife corridors	0		
PLANNING OVERVIEW	No pla	anning is	ssues.												
SEA OVERVIEW	Provid	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. SEA Score: 0													

					POPL	JLATION AND H	IUMAN	HEALTH	1						
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N Dist		in the adop		t part of the protected	d open	SV	0				0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		tht of Wa Core pa Cycle pa	th N	Comme	nt:									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	Community/village hall			Sports facilities	Y 1-5	Hospita	alities	Y 0-1	Local shops (convenience	0-1	Bus stop	Y 0-1	
What is the education catchment area				Primary						Seconda					
(primary and secondary) for the site and	S	chool n		Kirkcudbrig	tht Primary	/				Kirkcudbright Secondary					
what is the remaining capacity within the				68						193					
catchment. (October 2015). Distance from site (km)		Dista	ance:	1-5						1-5					
Is the site within or immediately adjacent to	MA														
the core areas of the biosphere	and B	N						GIS	0				0		
PLANNING OVERVIEW	The si	ite is we	II locate	d to local s	ervices an	d facilities. Resident	ial develo	pment will h	nelp to	support	services and facilities in the area.				
SEA OVERVIEW	The si	ite is we	II locate	d in relation	n to local s	ervices. Developme	nt would a	also suppor	t local	I facilities	and services and promote	SEA SCORE	: +		

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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active travel providing a positive SEA impact.

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

	WATER												
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0						
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay.	С	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.	0						
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity.	С	0		0						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0						
PLANNING OVERVIEW	A Dra	nage Ir	npact Assessment, and depending on content a Flood Risk A	ssessme	nt may	also be required to determine the developable area. There is	s limited	l capacity					

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

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

	MATERIAL ASSETS													
Is the site			rnfield Comme	ent										
Is the site vacant or derelict		N	Is it contained within t	he Vacant and Derelict N Land Survey	0	0			0					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no be reused	existing structures that could	SV	0			0					
Does the site have existing and potential mineral extraction		N			0	0			0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0	0			0					
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0			0					
Are there any of the following servicing			Pylons N Be	ord Gais Eirann pipeline N		•	Shell oil pipeline N	Transco p	ipeline	N				

Site assessment question	Related SEA Topic	Yes/No	Comment					score		Post mitigation	core	Consultation required		
constraints that impact on the development of the site		Comment												
Will development of the site require consultation with any of the following bodies		Air Traffic/NAT	S N	MoD	N	C	arlisle	Airport	N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opment of this site wou	d result	in the loss of a gree	nfield land								·	
SEA OVERVIEW	The lo	he loss of greenfield land would be a negative SEA impact								SEAS	CORE: 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	If a single access is constructed to serve this site it should be located to achieve 30 metre spacing with Burnside Loaning and Millflats, alternatively individual frontage accesses could be formed. The site access will be taken from A711 St Mary's Street & the site is to faciliate 8 units. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
PLANNING OVERVIEW									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		East facing			?		?		
Can the site make best use of solar gain		?	Possibly	SV	X	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	0		
Is the site protected from prevailing winds		Y The site could be protected by surrounding development		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW			dings should be built in such a way as to integrate solar gain						
SEA OVERVIEW	EA OVERVIEW There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques SEA Score: 0								

CULTURAL HERITAGE											
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	N	Coi	mment			
of the following including their setting		Co	nservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site		Ν	Inventory & Non-Inventory	N	1				
		Arc	chaeological site	Ν	Garden or Designed Landscape						
Will the development of the site result in the		Ν				S	V	0		0	
opportunity to enhance or improve access	L										
to the historic environment											
PLANNING OVERVIEW	PLANNING OVERVIEW No planning issues										

SEA OVERVIEW No SEA issues SE	SEA SCORE: 0
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	LANDSCAPE														
Is the site within or adjoining any of the			NSAs	N	RSAs	Y	Co	mment	Solway	Cost Re	gional	Scenic Area			
following		Wi	ild Land	Ν	TPOs	N									
Will development of the site affect features		N								SV	0			0	
of landscape, cultural or aesthetic interest,															
including watercourses, landforms,															
trees/woodland or significant															
slopes/changes in level															
Will development of the site be well		Υ								SV	0			0	
integrated visually with the existing															
settlement															
Are there any locally attractive views that		N								SV	0			0	
will be impacted by development of the site											<u> </u>				
PLANNING OVERVIEW	No plar	nning is	ssues												
SEA OVERVIEW	No SEA	A issue	es								•		SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES							
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Allocated housing site in adopted LAP						
Have all landowners been identified and have they agreed to disposal/development of the site	Υ							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand						
OVERALL PLANNING COMMENT This site is an allocated housing site in the adopted LDP. Development of the site would need to be carefully designed given its location approaches into the town.								
OVERALL SEA COMMENT	Mind coul	or negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which dencourage active travel and reduce carbon emissions from transport.						

Site Ref: KBT.H3	Source of site suggestion:	·	ning applications, (ref. Nos.			
Site name: land at Parkhouse	LDP allocation	where applicable and approval date):				
Settlement: Kirkcudbright	Current use:					
OS Grid Reference (Easting, Northing):	Greenfield	Existing LDP allocations/ designations:				
268160, 550338			_			
Site Size (ha):	Proposed use:	HMA: Stewartry	Date completed:			
5.08	Housing		Oct/Nov 2016			

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

Scoring Guidance

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

Echciido		
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		_	SACs N	LNR	NR N			SPAs	N		SSSIs		V
affect or have connectivity to the site? (this			NNR N	Local wildlife sites	N			Natterjack toads	N	Grea	at Crested Nev	ts N	1
includes any potential SACs and SPAs)		RAM	SAR N	Geodiversity Sites	N		Other p	rotected species	N	Marine Co	nsultation Zon	es N	1
1			Ancie	nt/semi-natural woodland	N								
		Comments: No designations affecting the site											
Are there any known invasive species within the site		N	GIS C 0										
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	greenfield site close to existin site.	at fragmentation due to the on edge of settlement and ag trees on the boundary of	development the proposed	SV	X	appropriate, me be implemented species in lands creation of gree	easures to d, such as scape sch enways an ors, footpa	e with Policy NE7. Wh enhance biodiversity s the use of locally native emes, habitat creation d wildlife corridors aloraths and cycleways, to t of species.	should ve tree , and the ng		
PLANNING OVERVIEW	Reter	ntion of t	he trees should i	minimise any impact on hab	itat fragmenta	tion							
SEA OVERVIEW	Provid	ided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. SEA SCORE: +											

					POP	ULATION AND H	UMAN	HEALTH	1					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.	MA	N	space	in the adop		ot part of the protected	open	SV	0				0	
Distance to nearest area of open space			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		ht of Wa Core pat Cycle pat	ń Y	Comme	omment: Core path 151 St Marys isle runs along western boundary								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			illage hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area				Primary	U					Seconda	ary			
(primary and secondary) for the site and	S	chool na	ame: I	Kirkcudbrig	ht Prima	ry				Kirkcudb	right Secondary			
what is the remaining capacity within the		Capa	acity: 6	58		•				193	,			
catchment. (October 2015). Distance from site (km)		Dista	ance:	1-5						0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	The si	te is we	II located	d to local se	ervices a	nd facilities. Residenti	al develo	oment will h	nelp to	support s	services and facilities in the area.			

Topic Aelated SEA Yes/No Yes/N	Information source Pre mitigation score Appendix a provided by the mitigation score score score and a provided by the mitigation score score source s	Consultation required
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SEA OVERVIEW

The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.

SEA Score: +

	SOILS												
Will development of the site result in the loss of the best quality agricultural land		?	Soil classification (The James Hutton Institute)	4.1 Small pocket on western side 3.2	0	X	Small pocket of prime quality land could be excluded from development	0					
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0					
Are there any contaminated soils issues on the site		N	No known previous use.		С	0		0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0					
PLANNING OVERVIEW	Devel	opmen	t of the site could result in the partial loss of some pr	me quality	agricultu	ıral land							
SEA OVERVIEW	W Mitigation being proposed would minimise impact SEA Score: 0												

WATER												
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y		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 with potentially culverted sections flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. Site is in close proximity of the medium likelihood coastal SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	С	X	Drainage Impact Assessment, full topographical survey and site layout required. Depending on content, Flood Risk Assessment may also be required. Appropriate surface water management measures should be adopted.	0					
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0					

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 public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.	С	0	Early engagement 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	?	network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. 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.		?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW			mpact Assessment, full topographical survey and Flood Risk ent works. The developer will need to discuss build out rates				pacity at t	he	
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: 0								

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

MATERIAL ASSETS														
Is the site			nfield nfield	Y Comment										
Is the site vacant or derelict		N	ls i	Is it contained within the Vacant and Derelict N Land Survey					0					
Will development of the site minimise		N	Greenfie	ld site, the	ere are no existing structures that could	SV	Χ		Х					

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate					Post mitigation score	Consultation required		
demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources			be reused.														
Does the site have existing and potential mineral extraction		N							0	0						0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							0	0						0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														0	
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons nment	N	Bord Ga	is Eirann	pipeline	N		I	Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N/	ATS N		MoD	N		Car	lisle Airp	oort N	(Coal Authority	N		HSE	N
PLANNING OVERVIEW	Develo	pment	of this site w	ould resu	It in the loss of	of a green	field lan	d									
SEA OVERVIEW	The lo	ss of g	reenfield land	d would be	a negative S	SEA impa	ct							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 is served by the A711. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. It would be desirable for there to be connectivity between this site and KBT.H205. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.									
PLANNING OVERVIEW An access can be achieved into the site											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		Ope	n flat site	SV	0		0						
Can the site make best use of solar gain		Y	Possibly due to open nature at site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+						
Is the site protected from prevailing winds		N	Open site with little protection	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+						
PLANNING OVERVIEW Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.													

Site assessment question Xestated SEA Selated SEA	ource Mitigation if appropriate Mitigation if appropriate		
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Ì	SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction	SEA SCORE: +
		techniques	

Will the development of the site affect any		Listed Building N	Scheduled Monuments	N	Com	omment: Site is within non inventory designed landscape at St Marys Isle. There is a
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν	nam	amed well in south eastern corner
	_	World Heritage Site N	Inventory & Non-Inventory	Υ		
		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		S		X The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.
PLANNING OVERVIEW	gned landscape at St Marys Isle into account.					
SEA OVERVIEW	mpact SEA Score: +/-					

					L	ANDSCAP	Έ					
Is the site within or adjoining any of the			NSAs N	RSAs	Υ	Comment:	Solway	Coast R	egional	Scenic Area		
following 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	Wild Land N TPOs N SV Retain all trees on the access lane and site boundaries. Ensure connectivity with wider landscape (visual and physical) by bringing green corridor into site.								 0	
Will development of the site be well integrated visually with the existing settlement		Y						SV C	X	Retain all trees on the site boundaries.	0	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0		0	
PLANNING OVERVIEW		The tree lined avenue to St Mary's Isle should be retained. The existing trees on the site boundary should be retained to minimise the impact the development may have on the landscape									nay	
SEA OVERVIEW												

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement	Υ	Allocated housing site in adopted LDP
boundary within the LDP		
Have all landowners been identified and have they	Υ	
agreed to disposal/development of the site		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required				
Are there any known restrictive covenants or	ransom	N										
strips Can the site be delivered within the LDP time	frame	Υ	There are no known physical constraints in bringing this site forward depending on market demand									
OVERALL PLANNING COM	MENT		This site is an allocated housing site in the adopted LDP. The design and layout of the development will need to respect the sites location on one of the main approaches into the town and any potential impact on St Marys Isle non-inventory designed landscape.									
OVERALL SEA COM	IMENT	cou	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Development of the site will have positive and negative impact on the non-inventory designed landscape of St Mary's Isle.									

Site Ref: KBT.H201	Source of site suggestion: Call for Sites	, , , , , , , , , , , , , , , , , , ,	nning applications, (ref. Nos.
Site name: land to west of A711, opposite Arden House Hotel		where applicable and app	oroval date): None
Settlement: Kirkcudbright	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/	designations:
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends		
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	FLOR	4						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		SSSI		N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested I	Vewts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		C	ther pr	otected species	Ν	M	larine Consultation 2	Zones	N
				Ancien	nt/semi-natural woodland	N									
		Comm	nents: T	here are r	no known designations aff	ecting this	site								
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site and development close to existing trees on the boundary of the proposed site.							Retaining wood appropriate, me be implemented species in lands creation of greetransport corridencourage the	easures to d, such as scape scho enways and lors, footpa	enhance bloot the use of loot emes, habitat d wildlife corri aths and cycle	diversity should cally native tree creation, and the dors along	+	
PLANNING OVERVIEW	The e	e existing trees on the site boundary should be retained as far as possible													
SEA OVERVIEW			and that biodiversity interests are fully taken into account in any development proposals and that these areas may be deed or enhanced there should be no negative SEA issues.												

					POPU	ILATION AND H	IUMAN	HEALTH	ł					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N Dist	Green	nfield site				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of W	/aý N	Commen	it:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	munity/	village hall	Y 1-5	Sports facilities	Y 1-5	Hospita	alities	Y 0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	S			Primary Kirkcudbrig 68 1-5	ht primary					Seconda Kirkcudbi 193 1-5	ry right secondary			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	PLANNING OVERVIEW The site is reasonably close to local services. Residential development will help to support services and facilities in the area.													

Topic A Site assessment question Xelated SEA Yellated SE	Score Mitigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW
The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts

SEA Score: +

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

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A watercourse lies adjacent to the site.	SV	X		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Council and SEPA hold flood records in connection to the site. Within the Flood Warning Target Area for Kirkcudbright Bay. A culvert is located within the boundary of the site. Applicant should confirm surface water outfall intentions and future maintenance.	С	X	Flood Risk Assessment required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone	С	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	

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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
PLANNING OVERVIEW		should be no development within the floodplain and the landowner/developer will need to carry out a Flood Risk Assessment. There is limited c treatment works and the site is outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.						
SEA OVERVIEW	Provid	ded all	the necessary mitigation measures are implemented there sh	issues SEA Score: 0				

AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH			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)				SV	0		0				
PLANNING OVERVIEW There are no known air quality issues in relation to the site											
SEA OVERVIEW	There a	are no known SEA issues SEA Score: 0									

					MATERIAL ASSETS				
Is the site		Brov	vnfield		Comment: Greenfield				
		Gree	enfield	Υ					
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	0	0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfie be reuse		ere are no existing structures that could	SV	X	X	
Does the site have existing and potential mineral extraction		N				0	0	0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N				0	0	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria	,	Post mitigation score	Consultation required
compression the weste handling energtion	1	1	1		1	T			
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			Pylons N Bord Gais Eirann pipeline N			Shell oil pipeline N	Transco pir	peline	N
constraints that impact on the development of the site		Con	nment: There are no known servicing constraints	I.					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N	Ca	rlisle Airp	port N Coal Authority	N	HSE	N
PLANNING OVERVIEW	Develo	pment	t would result in the loss of greenfield land						
SEA OVERVIEW	Loss o	f greer	nfield land would be a negative SEA impact.				SEA SCORE: X		

	ROADS/ACCESS
Are there any vehicular access constraints or opportunities, can a suitable road access	This site is served by the A711 and should facilitate 5 housing units. The A711 is currently unrestricted along the site frontage. Development of this site will require that the existing restrictions will either be extended or a transitional speed limit introduced. A footway link to site H203 with a crossing
be achieved, does the access affect a trunk road, is the road network capable of	to allow for linkage to footway into the town should be considered. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance
accommodating traffic generated	with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.
PLANNING OVERVIEW	An access can be obtained for this site.

		CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Flat, open site	SV	0			0			
Can the site make best use of solar gain		Y	SV	0	The layout and design should ensure solar gain a to create sustainable buildings in line with policies and OP2	nd look OP1f	+	l		
Is the site protected from prevailing winds		N	SV	X	Sustainable design and construction techniques of incorporate energy efficiency measures in line with policies OP1f and OP2.		+			
PLANNING OVERVIEW	,	w buildings should be built in such a way as to integrate solar gain a			3					
SEA OVERVIEW	There a technique	re positive SEA impacts that can be gained through designing for solar gain and including sustainable construction ses								

			CULTURAL HERITAGE	
Will the development of the site affect any		Listed Building Y	Scheduled Monuments N	Comment: Ellenbank south east of site is Category B Listed. Individual designed
of the following including their setting	L	Conservation Area N	Inventory of Historic Battlefield N	dwellings in large, well landscaped plots would maintain local character.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate		Post mitigation score	Consultation required			
			/orld Heritage Site N Inventory & Non-Inventory Archaeological site N Garden or Designed Landscape	N								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Totaldeological site 14 Salderi of Designed Earldscape	SV	X	Development and layout of the site should respect character of the nearby listed building	the	0				
PLANNING OVERVIEW SEA OVERVIEW			ent and layout of the site should respect the character of the nearby listed building If the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0									

					ı	LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: Solway C	Coast Re	gional S	Scenic Area			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Υ	open countrysic defines potentia	ure on approad de. Field bound al extent of de	ch to the dary an velopme	e settlement within d tree line to north ent.	С	X	The field boundaries and trees to the not to be retained and enhanced. Developm to be set back from the road.		+/x	
Will development of the site be well integrated visually with the existing settlement		?	Possibly, althousettlement.	igh it is a high	ly visibl	e site on approach to	С	X	The field boundaries and trees to the not to be retained and enhanced. Developm to be set back from the road.		+/x	
Are there any locally attractive views that will be impacted by development of the site		Y					С	X			+/x	
PLANNING OVERVIEW	This is a	a high	ly visible site on t	he approach t	o the se	ettlement						
SEA OVERVIEW	Provide	d the	necessary mitigat	tion measures	are imp	plemented there should	d be no S	SEA issu	ues.	SEA SCORE: +/	K	

	PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is immediately adjacent to the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Υ								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	?								
OVERALL PLANNING COMMENT	This is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the are other effective and more suitable sites in the settlement that are being promoted for development.								
OVERALL SEA COMMENT		or positive and negative SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities whice a large active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.							

Site Ref: KBT.H202 Site name: Kirkcudbright Creamery	Source of site suggestion: Current LDP allocations and call for sites submission	Site history/previous planning applications, (ref. Nos where applicable and approval date):					
Settlement: Kirkcudbright	Current use: Brownfield site						
OS Grid Reference (Easting, Northing): 268346, 551392		Existing LDP allocations/ designations: KBT.H4 and established business and industry site					
Site Size (ha): 1.47	Proposed use: Mixed use – housing and small scale workshop units	HMA: Stewartry	Date completed: Oct/Nov 2016				

Т	ОРІС	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
S	CORE	0	+	0	0	0	+	+	0	0

Scoring Guidance

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

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 Yes/No Yes/No Comment	Pre mitigation if appropriate Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA													
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			١	latterjack toads	N	Great Crested Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		О	ther pro	otected species	N	Marine Consultation Zones	N
				Ancient/s	semi-natural woodland	N							
		Comn	nents: N	No known de	esignations affecting site								
Are there any known invasive species within the site		N					G C	SIS C	0			0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Brow	vnfield site			S	SV	0			0	
PLANNING OVERVIEW	No pla	anning is	ssues										
SEA OVERVIEW	No SE	SEA Score: 0											

					POPL	JLATION AND H	IUMAN	HEALTI	н					
					. 0. 0				•					
Will the development of the site affect the		N	Brown	nfield site				SV	0				0	
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space		Dista	nce (k	m) 0-1										
Are there any of the following within or	MA	Righ	nt of W	/ay N	Commer	nt:								
adjacent to the site and will development	or	Č	ore pa	ath N	1									
impact on them	CF		ycle pa											
What is the distance (km) to the following				village hall	Υ	Sports facilities	Y	Hospit	alities	Y	Local shops (convenience) Y	Bus stor	Y
services where they exist in the settlement	CF		•	Ü	1-5	'	1-5	•		0-1	. ,	0-1	·	0-1
(Autumn 2015)														
What is the education catchment area				Primary						Seconda	ary			
(primary and secondary) for the site and	S	chool na	me:	Kirkcudbrig	ht Primary	1				Kirkcudb	oright Secondary			
what is the remaining capacity within the		Capa	city:	68						193				
catchment. (October 2015). Distance from		Distar	nce:	1-5						1-5				
site (km)														
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW							ial develo	pment will	help to	support :	services and facilities in the area.	New busine	esses will als	help to
				nployment o										
SEA OVERVIEW							nt would a	also suppor	rt local	facilities	and services and promote	SEA SCOR	E: +	
	active	travel pr	ovidin	g a positive	SEA impa	ct.								

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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	SOILS											
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification 4.1 (The James Hutton Institute)	0	0			0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Development of the site may result in coastal erosion as site is close to River Dee	SV	?	Keep development back from the river's edge		0				
Are there any contaminated soils issues on the site		Υ	The site is part of the former creamery.	С	X	Site investigation and any necessary remediation w required before development.	ll be	0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0				
PLANNING OVERVIEW			of the site could result in coastal erosion but keeping develop n from the sites former use as a creamery but site investigatio				oe som	е				
SEA OVERVIEW												

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L			SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. A culvert is located within the boundary of the site. Within the Flood Warning Target Area for Kirkcudbright Bay.	С	X	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. There is a combined sewer through south of site Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.	С	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	

Site assessment question	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	A Flood Risk Assessment required to determine the developable area. There is limited capacity at the water treatment works. The dout rates further with Scottish Water.	leveloper will need to discuss build
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues	SEA SCORE: 0

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

	MATERIAL ASSETS											
Is the site			vnfield enfield	Υ	Comment Former creamery site							
Is the site vacant or derelict		Υ	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Develop back int		ne site would bring a brownfield site	SV	+		+			
Does the site have existing and potential mineral extraction		N				0	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0	0		0			

Are there any of the following servicing		Pylons N		Bord Gais Eirann pipe	ine N	Shell	l oil pipeli	ine N			Transco pipeline	N	
constraints that impact on the development of the site		Comment											
Will development of the site require		Air Traffic/NATS	N	MoD N		Carlisle Airport	N	Coal	I Authority	N	HSE	N	
consultation with any of the following bodies		All Hallio/IVATO	11	WOD IN		Cariloic Aliport	14	Oda	Additionty		TIOL	'	
PLANNING OVERVIEW	The de	velopment of this site wo	elopment of this site would have positive planning benefits elopment of a brownfield site would have positive SEA benefits SEA Score: +										
SEA OVERVIEW	The de	velopment of a brownfiel											

	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 is served by the A755. It would be desirable to investigate potential links to neighbouring development. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.							
PLANNING OVERVIEW	An acc	ess can be achieved into the site							

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

Will the development of the site affect any			Listed Building	Υ	Scheduled Monuments	Ν			Southern tip of site is adjacent to Category B Listed Kirkcudbright Bridge
of the following including their setting		Co	nservation Area	?	Inventory of Historic Battlefield	Z			rete] Site across river from boundary of Kirkcudbright Conservation Area.
	L	Wor	rld Heritage Site	Ν	Inventory & Non-Inventory	N			uildings were large footprint with spaces in between in the view from the
		Arc	haeological site	Ν	Garden or Designed Landscape				rt of the conservation area where there are also a number of Listed
							Buil	dings.	
Will the development of the site result in the	1	Ν				S	V	+/x	Development should be carefully conceived to maintain 0
opportunity to enhance or improve access						C	;		the historic interest and tourism benefits of Kirkcudbright

Site assessment question	Related SEA Topic	ក្នុ ស្គឺ Comment '		Information source	Pre mitigation score	Mitigation if appropria	te	Post mitigation score	Consultation required		
to the historic environment						by respecting the wider setting and vie the CA.	ws to and from				
PLANNING OVERVIEW	The layout and design of the development will need to give careful consideration to the surrounding cultural heritage										
SEA OVERVIEW	Provid	vided the necessary mitigation measures are implemented there should be no SEA issues SEA Score: 0									

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N	RSAs TPOs		Comment: Solway	Coast R	egional	Scenic Area			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0			0	
Will development of the site be well integrated visually with the existing settlement		?	Former industr could impact o			ation; development vn.	SV	X	Opportunity to soften with tree avenue and river promenade walk to mirror opposite bank. If dev as residential; needs strong green element and quality design/materials to river frontage and ro	veloped d high	0	
Are there any locally attractive views that will be impacted by development of the site		?	Possibly althound historic town	ıgh developme	nt coulc	I impact on setting of	SV	X	See above		0	
PLANNING OVERVIEW											iver. Th	nere are
SEA OVERVIEW	Provide	ed the	necessary mitiga	ation measures	are imp	elemented there should	d be no S	SEA issu	les SEAS	SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is partially allocated for housing development, the other part of the site is an established area of business and industry in the adopted LDP									
Have all landowners been identified and have they agreed to disposal/development of the site	Υ										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	Υ	There are no known physical constraints in bringing this site forward depending on market demand									
OVERALL PLANNING COMMENT	the s	site was promoted through the call for sites as a housing site. However, given the shortage of employment land in Kirkcudbright it is proposed to allocate site for a mixed use development which would comprise housing and small scale workshops. The site is in a prominent location of the edge of the River and is prominent from the other river bank. Development proposals will need to give careful consideration to the layout and include landscaping.									
OVERALL SEA COMMENT	from	tive SEA issues. The site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions transport and development would also improve access to employment opportunities. The sites aspect should also enable positive benefit to be achieved solar gain and redevelopment of a brownfield site.									

Site Ref: KBT.H203	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos.
Site name: land to west of A711, north of Janefield Nurseries		where applicable and approval date): None
Settlement: Kirkcudbright	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/a
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legendo		
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 F	LOR	4						
Do any of the following biodiversity interests		S	SACs	N	LNR	NR N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	Ν
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		C	ther pro	otected species	N	M	arine Consultation	Zones	N
				Ancient	/semi-natural woodland	N									
		Comm	nents: No	known d	esignations										<u> </u>
Are there any known invasive species within the site		Ν						0	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		Υ	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement and development close to existing trees on the boundary of the proposed site.						X	creation of gree transport corrid encourage the	easures to d, such as scape sche enways and ors, footpa movement	enhance biod the use of loc emes, habitat d wildlife corri ths and cycle of species.	diversity should sally native tree creation, and the dors along ways, to	+	
PLANNING OVERVIEW	impler	Development of this greenfield site would result in potential disruption to habitat connectivity. Where appropriate, measures to enhance biodiversity should be mplemented.													
SEA OVERVIEW	Provid	rovided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.													

					POP	ULATION AND H	UMAN	HEALTH	1					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Gree	nfield site				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig		/aý N ath N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comi	munity/	village hall	Y 1-5	Sports facilities	Y 1-5	Hospita	alities	Y 0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			ame: acity: ance:	Primary Kirkcudbrig 68 1-5	ht Primar	у				Seconda Kirkcudbi 193 1-5	,			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	The si	te is wit	hin rea	sonably clos	e proxim	ity to local services. R	esidentia	developm	ent wi	ill help to s	support services and facilities in the	area.		

Topic A Site assessment question Xelated SEA Yellated SE	Score Mitigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW
The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts

SEA Score: +

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

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Council and SEPA hold flood records in connection to the site. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A watercourse is also adjacent to the site. Applicant should confirm surface water outfall intentions and future maintenance.	С	x	Flood Risk Assessment required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone	С	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the	PHH		Early engagement with Scottish Water is recommended	С	?	As Scottish Water are funded for Growth they can	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required			
development to connect to the mains water supply			to discuss build out rates and to establish any potential investment at the WTW			instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.					
PLANNING OVERVIEW	There water	re should be no development within the floodplain and the landowner/developer will need to carry out a Flood Risk Assessment. There is limited capacity at the er treatment works and the site is outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.									
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0										

	AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Mostly fields and a plant nursery.	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								
PLANNING OVERVIEW	No plar											
SEA OVERVIEW	A OVERVIEW There are no known SEA issues SEA Score: 0											

	MATERIAL ASSETS												
Is the site			wnfield enfield	Υ	Comment: Greenfield								
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	0		0				
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfie be reus		nere are no existing structures that could	SV	X		X				
Does the site have existing and potential mineral extraction		N				0	0		0				
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0				

Site assessment question	Related SEA Topic	Yes/No	Comment			Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						0						0	
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons N nment: No known se			pipeline N			Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Ca	rlisle Air	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW	Develo	opment	of this site would re	esult in the los	s of a green	field site.								•	
SEA OVERVIEW	The lo	ss of g	reenfield land would	d be a negative	e SEA impa	ct.						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									
PLANNING OVERVIEW	An access can be achieved for this site								

	CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)	(Open flat site									
Can the site make best use of solar gain	•	Y Possibly due to size of the site.	+	The layout and design should ensure s to create sustainable buildings in line v and OP2		+					
Is the site protected from prevailing winds		N Fields surrounding site offer no protection.		Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+					
PLANNING OVERVIEW		buildings should be built in such a way as to integrate solar g		9	ction.						
SEA OVERVIEW	There are technique	are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction iques									

				CULTURAL HERITAG	βE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment:
of the following including their setting	L	Conservation Area	Ν	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria	te sod	core	Consultation required	
		A	rchaeological site N Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0			
PLANNING OVERVIEW	No pla	ınning	issues		•					
SEA OVERVIEW	There	re are no known SEA issues SEA Score: 0								

	LANDSCAPE											
Is the site within or adjoining any of the		١٨/:	NSAs N	RSAs	Y	Comment: Site is le	ocated with	nin Solv	n Solway Coast regional scenic area.			
following 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	Id Land N Line of conifers uncharacteristic		oromine	I ent, though		?	Retain and enhance existing field bound to north. Reinforce boundary of develop with hedge and tree planting. Developm address but be set back from road.	ment to west	+/x	
Will development of the site be well integrated visually with the existing settlement		?		Possibly, although a prominent site on approach to settlement in open countryside.			С	0	Retain and enhance existing field boundaries and trees to north. Reinforce boundary of development to west with hedge and tree planting. Development should address but be set back from road.		+/x	
Are there any locally attractive views that will be impacted by development of the site		Y									+/x	
PLANNING OVERVIEW	This is	a high	y visible site on a	a prominent po	sition o	n approach to the set	ttlement.					
SEA OVERVIEW	Provide	d land	scape concerns	are mitigated t	here ar	e no SEA issues.				SEA SCORE: +/x	(

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is immediately adjacent to the settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ									
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	?									
OVERALL PLANNING COMMENT		is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the landscape. There other effective and more suitable sites in the settlement that are being promoted for development.								
OVERALL SEA COMMENT	Mino	or positive and negative SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which lid encourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.								

Site Ref: KBT.H204 Site name: land to east of A711, opposite Arden House Hotel	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None
Settlement: Kirkcudbright OS Grid Reference (Easting, Northing):	Current use: Greenfield	Existing LDP allocations/ designations: None
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed: Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				BIODIVERSITY,	FAUNA A	AND	FLOR	A						
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	RAN			LNR Local wildlife sites Geodiversity Sites t/semi-natural woodland	N N N N		(SPAs Natterjack toads otected species	N N N	M	Great Crested larine Consultation 2		N
Are there any known invasive species within the site Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N Y	Poter	ntial habitat	designations t fragmentation due to the on edge of settlement.	loss of a		GIS C SV	0 X	tree species in and the creation	emented, s landscape n of green	such as the us schemes, haways and wild	se of locally native abitat creation, dlife corridors	0	
PLANNING OVERVIEW SEA OVERVIEW	anning i		res are tak	en to enhance biodiversit	y and reduc	e habi	tat fragm	nentatio	along transport encourage the	movement		SEA SCORE: 0		

					POPL	JLATION AND I	HUMAN	HEALTH	1					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.	MA	N	open s	pace show		form part of the pro	tected	SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (kr ht of Wa Core pa Cycle pa	ý N h N	Commer	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com	<u>, </u>	llage hall	Y 1-5	Sports facilities	1-5	Hospita	alities	0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			ame: acity:	Primary Kirkcudbrig 58 I-5	ht Primary	/				Seconda Kirkcudb 193 1-5	ary oright Academy			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW SEA OVERVIEW									•		services and facilities in the area. rt local facilities and services.	EA 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		N	Soil classification 5.1		Ι ο	0		1	
loss of the best quality agricultural land		'\	(The James Hutton Institute)	0	U	Ů			•
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0			0	
Are there any contaminated soils issues on the site		?	No known previous use. Site boundary to east is adjacent to railway. Garden ground adjacent to railway may require soil sampling to make sure it is suitable for use.	С	+/-	Garden ground adjacent to railway may sampling to make sure it is suitable for		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		С	0			0	
PLANNING OVERVIEW			of the site will not result in loss of the best quality agricultural nent should commence.	land. H	owever,	due to its proximity to a railway line, soil s	sampling will be re	equired be	fore
SEA OVERVIEW	Provid	ded any	remediation works, if necessary, are complete before develop	oment th	nere are	no SEA impacts.	SEA SCORE: 0		

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone	С	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	

Site assessment question Xelated SEA Yes/No Yes/No	Pre mitigation score score score witigation it appropriate	Post mitigation score Consultation required
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PLANNING OVERVIEW	There is limited capacity at the water treatment works and the site is out with the waste water zone. The developer will need to discussion Scottish Water.	ss build out rates further with
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues	SEA Score: 0

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

					MATERIAL ASSET	S				
Is the site			nfield enfield	Υ	Comment: Greenfield site					
Is the site vacant or derelict			ls	it containe	ed within the Vacant and Derelict Nand Survey	0	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfie be reuse		ere are no existing structures that coul	d SV	X		X	
Does the site have existing and potential mineral extraction		N				0	0	0	0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0	0	0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a								

Site assessment question	Related SEA Topic	Ves/No	Comment Score mitigation if appropriate Score with the mitigation if appropriate Score mitigation is appropriate Score mitigation in the score mitigation in the score mitigation is appropriate Score mitigation in the score mitigat								ate		Post mitigation score	Consultation required		
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 Comment: There are no known servicing constraints in relation to the site.									Transco	pipeline	N			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS		MoD			Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		•			n the loss of a green		Э.									
SEA OVERVIEW	The lo	ss of a	a greenfield site wo	uld be a	a negative SEA impa	act.							SEA	SCORE: X		
					ROADS	S/ACC	ESS									
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 acc inc	will require that the cess to more than 2	e existir dwellir	1 and will allow for 2 ng restrictions will eings must be designe ccordance with Dum	ther be	extended onstructe	d or a traced as ar	ansitiona n adopta	al speed limit in the speed limit in the speed limit in the speed and and a speed and a speed limit in the s	ntroduced. I any residenti	t should be no al developme	oted that nt of this	any propose proposal sho	d ould	
PLANNING OVERVIEW	An ac	cess c	an be achieved for	this site	9											
					CLIMATIO	C FAC	TORS									
What is the site aspect (e.g. N, W, etc.)		Fla	t, open site													
Can the site make best use of solar gain		Y							+			should ensure uildings in line			+	
Is the site protected from prevailing winds		N	Exposure due to	open	nature of site				X	incorporate	e design and e energy effice of and OP2.	construction iency measur	techniqu es in line	es can e with	+	
PLANNING OVERVIEW	Any n	ew bui	ldings should be bu	ilt in su	ıch a way as to inteç	grate so	lar gain a	and sus	tainabili	ty measures in	to their desi	gn and constr	uction.			
SEA OVERVIEW	There techni		ositive SEA impacts	that ca	an be gained through	h desigr	ning for s	olar gai	in and in	cluding sustai	nable constr	uction	SEAS	SCORE: +		

					CULTURAL HERITA	βE				
Will the development of the site affect any			Listed Building	N	Scheduled Monuments	Ν	C	omment:		
of the following including their setting		Co	onservation Area	N	Inventory of Historic Battlefield	N				
	_	Wo	orld Heritage Site	N	Inventory & Non-Inventory	Ν				
		Ar	chaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Dwellings in larg and setting of ac		ts would maintain local character nt buildings	3	SV	0	0	

T Site assessment question Site assessment question	Comment	Pre mitigation source Score Mitigation if appropriate	Post mitigation score Consultation required
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PLANNING OVERVI	W No planning issues	
SEA OVERVI	W No SEA issues	SEA Score: 0

						LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: Solway	Coast Re	egional So	cenic Area			
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					С	X			X	
Will development of the site be well integrated visually with the existing settlement		N	Site is part of tr approach to the	ansitional land e settlement. E and landscap	dscape Element e create	e a subtle change	С	X			X	
Are there any locally attractive views that will be impacted by development of the site		Υ					С	X			X	
PLANNING OVERVIEW	Develop	oment	of this site would	have a signif	icant ad	verse impact on the la	andscape	approac	ch to the settlement			
SEA OVERVIEW	Develop	oment	of this site would	have an nega	ative im	pact on this SEA issue)			SEA SCORE: X		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is immediately adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT		is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the landscape. There other effective and more suitable sites in the settlement that are being promoted for development.
OVERALL SEA COMMENT	serv	or positive and negative SEA issues, including loss of greenfield land and impact on the landscape. However, the site is within walking distance of existing ices and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be eved from solar gain.

Site Ref: KBT.H205	Source of site suggestion:		nning applications, (ref. Nos.
Site name: land at Long Acre	Call for sites	where applicable and app	proval date):
Settlement: Kirkcudbright	Current use:		
Octioniciti. Mikedabright	Greenfield		
OS Grid Reference (Easting, Northing):	Greenneid	Existing LDP allocations/	designations: N/A
267979, 550294			
Site Size (ha):	Proposed use:	HMA: Stewartry	Date completed:
6.56	Housing	-	Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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					BIODIVERSITY,	FAUN	A AND	FLOR	A						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		(Other p	rotected species	N	M	larine Consultation	Zones	N
				Ancient	t/semi-natural woodland	N									
		Comn	nents: No	designa	ations affecting the site										
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Open fie	eld surro	unded by trees			SV	X		easures to d, such as scape scho enways and lors, footpa	enhance biod the use of locemes, habitated wildlife corrigates and cycle	diversity should cally native tree creation, and the idors along	+	
PLANNING OVERVIEW	Reten	ntion of t	he trees s	hould m	inimise any impact on hal	oitat fragr	nentation	1							
SEA OVERVIEW	Provid	ded that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. SEA SCORE: +													

					POP	ULATION AND H	UMAN	HEALTI	1					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Open		t at oper	n space function		SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa	aý N	Comme	ent: Core path 151 St	Marys isl	e runs alor	ng eas	tern boun	dary			
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			/illage hall	Y 0-1	Sports facilities	Y 0-1	Hospita	alities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and	S	chool n		Primary Kirkcudbrig	ht Prima	rv				Seconda	ary vright Secondary			
what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Capa	acity:	68 0-1		.,				193 0-1	g.n coolinaa.y			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	·					GIS	0				0	
PLANNING OVERVIEW	The si	ite is we	II locate	ed to local se	ervices a	nd facilities. Residenti	al develop	ment will	nelp to	support :	services and facilities in the area.			

	ທ 🐇	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW

The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.

SEA Score: +

			SOILS						
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification 4.1 (The James Hutton Institute)	0	0			0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Possible as site adjacent River Dee but development not right to edge	SV	?	Keep development back from rivers edo	ge	0	
Are there any contaminated soils issues on the site		N	No known previous use.	С	0			0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0	
PLANNING OVERVIEW	Devel	opment	of the site could result in coastal erosion but keeping develop	ment ba	ick from	the river's edge should reduce likelihood		•	
SEA OVERVIEW	Mitiga	tion bei	ng proposed would minimise impact				SEA SCORE: 0		

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Coastal - adjacent to 1 in 200 flood outline. Site appears in pluvial SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	С	X	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Please note there is a Combined sewer through top of site just within boundary.	С	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria		Post mitigation score	Consultation required	
			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.							
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.	С	?	As Scottish Water are funded for Grow instigate a Growth project when the Detheir 5 Growth criteria. Early engagement via the Pre-Develop process is strongly recommended.	eveloper meets	0		
PLANNING OVERVIEW		basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. There is limited capacity at the ater treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provid	rovided all the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0								

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

				MATERIAL ASSETS				
Is the site		vnfield		Comment				
	Gree	enfield	Υ					
Is the site vacant or derelict	Ν	ls i	t containe	d within the Vacant and Derelict N	0	0	0	
				Land Survey				
Will development of the site minimise		Greenfie	ld site, the	ere are no existing structures that could	SV	X	X	
demand on primary resources e.g. does the		be reuse	d.					

Site assessment question	Related SEA Topic	Yes/No			Comment			Information	Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
development re-use an existing structure or recycle or recover on-site																
materials/resources Does the site have existing and potential mineral extraction		N						0	0						0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	0						0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														
Are there any of the following servicing constraints that impact on the development of the site		Com	Pylons nment	N	Bord Gais Ei	ann pipeline	N			Shell oil pipe	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N		М			Car	lisle Airp	ort N	Co	oal Authority	N		HSE	N
PLANNING OVERVIEW		Development of this site would result in the loss of a greenfield land The loss of greenfield land would be a negative SEA impact SEA Score: X														
SEA OVERVIEW	1116 10	ss or g	reerineid ian	u would be	a negative SEA II	праст							SEAS	OUKE: A		

	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	Access to the site should be taken from the Great Cross Road. Consideration should be given for a looped layout in the site linking the Great Cross Road & Hornel Road. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. It would be desirable for there to be connectivity between this site and KBT.H3 that offers the potential of a link from the A711. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.									
PLANNING OVERVIEW	An access can be achieved into the site									

			CLIMATIC FAC	TORS						
What is the site aspect (e.g. N, W, etc.)		Ope	n flat site		0		0			
Can the site make best use of solar gain		Y	Possibly due to open nature at site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+			
Is the site protected from prevailing winds	te protected from prevailing winds N Open site with little protection SV X Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.									
PLANNING OVERVIEW										

Topic Aelated SEA Yes/No Yes/N	Information source Pre mitigation score Appendix a provided by the mitigation score score score and a provided by the mitigation score score source s	Consultation required
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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction	SEA SCORE: +
	techniques	

				CULTURAL HERITAG	βE						
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Co	Comment: Site is within St Marys Isle Non-Inventory Designed Landscape. Tree-lined				
of the following including their setting		Conservation Area	N	Inventory of Historic Battlefield	N		approach to St Mary's Isle is a historic landscape feature and should be retained.				
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Υ	Se	Sensitive design will be necessary to mitigate against adverse setting effects.				
		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			S	SV	X The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.				
PLANNING OVERVIEW	The lay	out and design of any d	evelo	pment will need to take the non inve	ntory	desi	signed landscape at St Marys Isle into account.				
SEA OVERVIEW	The lay	rout and design of development on this site can help to minimise any SEA impact SEA Score: +/-									

							LANDS	CAPE						
Is the site within or adjoining any of the following		W	NSAs ild Land		RSAs TPOs		Comr	ent: Solway	y Coast R	egiona	l Scenic Area			
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				•	•		SV	X	Retain woodland park / strip along coast a adjacent to access lane. Maintain green n with tree planting.		0	
Will development of the site be well integrated visually with the existing settlement		Y	Develop	oment w	ws from acro vould detract lorse isle.				SV	X	Retain woodland park / strip along coast a adjacent to access lane.	and trees	0	
Are there any locally attractive views that will be impacted by development of the site		N							SV	0			0	
PLANNING OVERVIEW			parkland		djacent to the	coast s	hould be	retained alor	ng with the	e trees	that are adjacent to the access lane. Landsca	aping will need t	o be an	integral
SEA OVERVIEW	Provide	ed the	If the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0											

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement	Υ	Site is outside but immediately adjacent to the settlement boundary.									
boundary within the LDP											
Have all landowners been identified and have they	N										
agreed to disposal/development of the site											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Are there any known restrictive covenants or	roncom	1 2						
strips	Tarisoni	,						
Can the site be delivered within the LDP time	frame	?						
OVERALL PLANNING COM	MENT	terr join	n development of Kirkcudbright. A masterplan would need to ing site KBT.H3.	be prepa	ared for	is being considered in the Main Issues Report as a housing s the site and would need to give consideration to the developm	nent of th	е
OVERALL SEA COM	MENT	gaii enc	ld encourage active travel and reduce carbon emissions from n. Retaining some of the existing woodland and creating gree	transpo nways a	ort. The s nd wildli	er, the site is within walking distance of existing services and sites aspect should also enable positive benefit to be achieved ife corridors along transport corridors, footpaths and cycle way tive and negative impact on the non-inventory designed lands	d from so ys could	olar

Site Ref: KBT.H206	Source of site suggestion: Call for sites	Site history/previous planning ap	
Site name: land east of Silvercraigs		where applicable and approval da	ate): None
_			
0.44			
Settlement: Kirkcudbright	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations	ations: None
(_ucg,g,.			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry [Date completed:
• •			Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question	Related SEA Topic Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLORA	4						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		C	Other pr	otected species	N	M	arine Consultation 2	Zones	Ν
				Ancier	nt/semi-natural woodland	Υ									
		Comm	nents: I	Directly ac	djacent to ancient woodlan	d. Impact a	assessn	nent may	be req	uired.	•				
Are there any known invasive species within the site		N						GIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	fragm of set Silver	nentation of ttlement and rcraigs and	f the site would result in had due to the loss of a greenfi nd its position located betwond d Barrhill Wood.	eld site on veen			X	tree species in and the creation along transport encourage the assessment ma	iate, meas emented, s landscape n of green corridors, movement ay be requi	sures to enhar such as the us schemes, ha ways and wild footpaths and t of species. A	nce biodiversity se of locally native bitat creation, llife corridors d cycleways, to	+	
PLANNING OVERVIEW	Devel	opment	would i	need to er	nsure that it did not have a	n adverse	impact	on the ac	djacent	ancient woodland					
SEA OVERVIEW				nt ancient are no SE	woodland is protected and A issues.	that meas	ures ar	e taken t	o enhar	nce biodiversity ar	nd reduce	habitat	SEA SCORE: +		

					POP	PULATION AND H	IUMAN	HEALTH	4					
Will the development of the site affect the		N	Greenf	ield site bu	ut not par	t of the protected oper	n space	SV	0				0	
quality and quantity of open space and			shown	in the LDF	•	,	·							
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space		Dis	tance (km	n) 0-1										
Are there any of the following within or	MA	Riç	ght of Wa	ay N	Commo	ent: Adjacent to Natior	nal Cycle	Network						•
adjacent to the site and will development	or		Core pat	th N			-							
impact on them	CF	1	Cycle pat	th Y										
What is the distance (km) to the following		Com	munity/vi	illage hall	Υ	Sports facilities	Υ	Hospita	alities	Y	Local shops (convenience)	Y	Bus stop	Y
services where they exist in the settlement	CF		•	Ü	0-1	•	0-1	•		0-1	, , ,	0-1	•	0-1
(Autumn 2015)														
What is the education catchment area			F	Primary	•					Secondar	у			
(primary and secondary) for the site and	S	School n	ame: ł	Kirkcudbrig	ht Prima	nry				Kirkcudbri	ight Academy			
what is the remaining capacity within the		Cap	acity: 6	68		•				193	•			•
catchment. (October 2015). Distance from		Dist	ance: (0-1						0-1				
site (km)														
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
·	В												1	

Related SEA Topic XABANA	Comment	Information source Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.	
SEA OVERVIEW	The site is well located in relation to local services, and development would also support local facilities and services and encourage active travel therefore is a positive SEA impact.	SEA SCORE: +

			SOILS					
Will development of the site result in the		N	Soil classification 5.2	0	0		0	
loss of the best quality agricultural land			(The James Hutton Institute)					
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on			No known previous use.	С	0		0	
the site								
Is the site on peatland and could the		N		С	0		0	
development of the site lead to a loss of	CF							
peat								
PLANNING OVERVIEW	No pla	anning i	ssues.	•	•			
SEA OVERVIEW	No SE	EA issue	es.			SEA Score: 0		

			WATER					
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		С	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH		A minor watercourse flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.	С	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity.	С	0		0	
Is there sufficient capacity for the development to connect to the mains water	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	0	

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required			
supply			investment at the WTW			their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.					
PLANNING OVERVIEW	There require		s limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A Drainage Impact Assessment is d.								
SEA OVERVIEW	Provid	ded all	d all the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE:								

	AIR QUALITY										
AIR QUALITY											
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Woodlands and fields surround the site	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)				SV	0		0				
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW There are no known SEA issues SEA Score: 0											

	MATERIAL ASSETS											
Is the site			vnfield		Comment: greenfield site at present							
		Gree	enfield	Υ								
Is the site vacant or derelict			Is	it containe	ed within the Vacant and Derelict N Land Survey	0	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N		reenfield site, there are no existing structures that could e reused.					X			
Does the site have existing and potential mineral extraction		N				0	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH		CHECK			0	0		0			
Do sites for potential waste management		n/a										

Site assessment question	Related SEA Topic	Yes/No	Comment					Information source	Pre mitigation score		Mitigation if appropriate				Post mitigation score	Consultation required	
										- 1							
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)																	
Are there any of the following servicing			Pylons			Bord Gais Eirann				She	ell oil pipelir	ne N			Transco	pipeline	N
constraints that impact on the development of the site		Comn	ment: There	are no l	known	servicing constrai	ints in relation	to the sit	Э.								
Will development of the site require consultation with any of the following bodies		Α	Air Traffic/N	ATS		MoD		Ca	rlisle Ai	rport	t	Co	al Authority			HSE	
PLANNING OVERVIEW	Develo	pment o	of the site w	ould res	ult in t	he loss of a green	field site										
SEA OVERVIEW	The los	ss of gre	eenfield is a	negative	e SEA	impact.								SEAS	SCORE: X		

	Are there any vehicular access constraints. Silvercraigs road is restricted in width, geometry and forward visibility with a restricted junction onto the B727. There is limited scope to form an									
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		Silvercraigs road is restricted in width, geometry and forward visibility with a restricted junction onto the B727. There is limited scope to form an adoptable access onto the B727 due to restricted visibility and geometry. Given the above I would not be able to recommend in favour of the inclusion of this site.								
PLANNING OVERVIEW										

	CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Ope	n site	SV	0			0	1			
Can the site make best use of solar gain		?	Possibly	SV	0	The layout and design should ensure solar gain to create sustainable buildings in line with polici and OP2	nin and look icies OP1f	+				
Is the site protected from prevailing winds		Y	There are trees surrounding the site which may provide some protection	SV	0	Sustainable design and construction techniques incorporate energy efficiency measures in line values oP1f and OP2.		+				
PLANNING OVERVIEW	,		dings should be built in such a way as to integrate solar gain			•						
SEA OVERVIEW		There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques. SEA SCORE: +										

			CULTURAL HERITAG	ЭE	
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Z	Comment: The site overlooks a Conservation Area so there is a possible setting issue.
of the following including their setting		Conservation Area Y	Inventory of Historic Battlefield	Ν	Category B Listed St Cuthbert's Churchyard and boundary approximately 150m to
	L	World Heritage Site N	Inventory & Non-Inventory	N	north-east.
		Archaeological site N	Garden or Designed Landscape		

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 result in the		N		SV	0			0	
opportunity to enhance or improve access to the historic environment	L								
PLANNING OVERVIEW	Consid	leratio	on of development layout and design will be needed so not to	take aw	ay from	the adjacent Conservation Area setting.			
SEA OVERVIEW	Provid	ed app	propriate screening of development from Conservation Area, t	there ar	e no SE	A impacts.	SEA SCORE: 0		

LANDSCAPE												
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs		Comment: Solway 0	Coast Re	gional S	Scenic Area			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Υ	Site and surrou amenity. Backd settlement into	rop of woodla	nd abov	e an important e site helps set the	С	X			X	
Will development of the site be well integrated visually with the existing settlement		Z	Silver Craigs (c	rag and wood	and). S	om the settlement by outhern part of site rn end is exposed.	С	X	Southern part of site could be developed	d	0	
Are there any locally attractive views that will be impacted by development of the site		Υ	Pleasant views approach to the	settlement			С	X			X	
PLANNING OVERVIEW	Develo	pment	of this site is likel	ly to have a de	triment	al impact on the lands	cape set	ting of th	ne settlement.			
SEA OVERVIEW	SEA OVERVIEW Development of this site will have a negative impact on the landscape SEA Score: X											

	PLANNING/EFFECTIVENESS ISSUES the situated within or adjacent to a cettlement. V Adjacent to the boundary										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y Adjacent to the boundary										
Have all landowners been identified and have they agreed to disposal/development of the site	Y										
Are there any known restrictive covenants or ransom strips	N										
Can the site be delivered within the LDP timeframe	?										
OVERALL PLANNING COMMENT	Although it may be possible to develop the southern part of the site to minimise the impact on the landscape, there is an issue in gaining road access into the site which makes it ineffective.										
OVERALL SEA COMMENT											

Site Ref: KBT.H207 Site name: land east of Cannee Field	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None
Settlement: Kirkcudbright	Current use: Greenfield	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: None
Site Size (ha):	Proposed use: Housing	HMA: Stewartry Date completed: Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY,	FAUNA A	ND FL	.OR	Ą						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	Z				Natterjack toads	N		Great Crested	Newts	Ν
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	Z		(Other pi	otected species	Ν	N	Marine Consultation	Zones	Ν
			Ancient/semi-natural woodland N												
		Comments: No known designations													
Are there any known invasive species within the site		N					G	SIS C	0					0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y			t fragmentation due to the n edge of settlement.	loss of a	S	SV	X	Where appropri should be imple tree species in and the creation along transport encourage the	emented, s landscape n of green corridors,	such as the us schemes, haways and wild footpaths and	se of locally native abitat creation, dlife corridors	0	
PLANNING OVERVIEW	No pla	anning is	ssues.												
SEA OVERVIEW	Provid	ovided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues. SEA SCORE: 0													

					PC	OPUL	ATION AND H	HAMII	ΗΕΔΙ ΤΙ	4					
						O. O.	ATION AND I	IOMAII		•					
Will the development of the site affect the		N	Greer	field site					SV	0				0	
quality and quantity of open space and															
connectivity and accessibility to open space	MA														
or result in a loss of open space.				, I											
Distance to nearest area of open space			ance (k	,											
Are there any of the following within or	MA	_	ht of W	,	Con	nment:									
adjacent to the site and will development	or		Core pa												
impact on them	CF		Cycle pa												
What is the distance (km) to the following		Com	munity/	/illage ha			Sports facilities	Y	Hospita	alities		Local shops (convenience		Bus stop	Y
services where they exist in the settlement	CF				0-1			0-1			0-1		0-1		0-1
(Autumn 2015)				<u> </u>						-					
What is the education catchment area				Primary							Seconda	,			
(primary and secondary) for the site and	5	chool n		Kirkcudb	right Prii	ımary						bright Academy			
what is the remaining capacity within the				68							193				
catchment. (October 2015). Distance from site (km)		Dista	ance:	0-1							0-1				
Is the site within or immediately adjacent to	MA														
the core areas of the biosphere	and	N							GIS	0				0	
	В														
PLANNING OVERVIEW												services and facilities in the area			
SEA OVERVIEW	The s	ite is we	II locate	d in relat	on to lo	cal serv	rices. Developme	nt would a	lso suppor	t local	I facilities	and services and promote	SEA SCORE: +		

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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active travel providing a positive SEA impact.

			SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification 5.2 (The James Hutton Institute)	0	0		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0				
Are there any contaminated soils issues on the site		N	No known previous use.	С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		С	0		0				
PLANNING OVERVIEW	There	are no	planning issues								
SEA OVERVIEW	There	There are no known SEA issues SEA Score: 0									

			WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y		SV	X		0				
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps.	С	X	Drainage Impact Assessment, full topographical survey and site layout required. Depending on content, Flood Risk Assessment may also be required.	0				
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		С	0		0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity.	С	0		0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 90mm MDPE water main running along south of site.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0				
PLANNING OVERVIEW											

Site assessment question Yes/No Yes/No	Pre mitigation score score score score witigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: 0

	AIR QUALITY													
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0							
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and open fields	SV	0		0							
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0							
PLANNING OVERVIEW	No plar	nning i	ssues											
SEA OVERVIEW	IEW No SEA issues SEA Score: 0													

					MATERIAL ASSETS						
Is the site		Brow	/nfield		Comment: Greenfield site						
		Gree	enfield	Υ							
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict N Land Survey	0	0		0		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfie be reuse		nere are no existing structures that could	SV	X		х		
Does the site have existing and potential mineral extraction		N				0	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing		Com	Pylons		Bord Gais Eirann pipeline N	a the cite		Shell oil pipeline N	Transco pip	eline N	
constraints that impact on the development		Comment: There are no known servicing constraints in relation to the site.									

Site assessment question	Related SEA Topic	Yes/No	Comment					Information source	Pre mitigation score	Mitigation if appropriate					Consultation required
of the site															
of the site Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N								N		HSE	N
PLANNING OVERVIEW	Devel	opmei	nt would result in the	loss c	of greenfield land										
SEA OVERVIEW	Loss	of gree	enfield land would be	e a neg	gative SEA impact.							SEA	SCORE: X		
					ROADS									T	
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		Access to the site can be taken through site H208 where a potential spur has already been provided. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.													
PLANNING OVERVIEW	An ac	cess c	an be achieved for	this site	е										

	CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Open site										
Can the site make best use of solar gain	,	Y	+	The layout and design should ensure s to create sustainable buildings in line v and OP2		+						
Is the site protected from prevailing winds	,	Y Surrounded by housing	+	Sustainable design and construction te incorporate energy efficiency measure policies OP1f and OP2.		+						
PLANNING OVERVIEW	Any new	buildings should be built in such a way as to integr	rate solar gain and sustainability	measures into their design and construc	ction.							
SEA OVERVIEW	SEA OVERVIEW There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques. SEA SCORE: +											

				CULTURAL HERITAG	ЭΕ	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	N	Comment: Just over 200m from Category B Listed Cannee Farm Steading to east of
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	site.
	_	World Heritage Site	Ν	Inventory & Non-Inventory	Ν	1
		Archaeological site	N	Garden or Designed Landscape		
Will the development of the site result in the		N			S	SV 0
opportunity to enhance or improve access	L					
to the historic environment						
PLANNING OVERVIEW	No plai	nning issues				

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

					L	ANDSCAPE									
Is the site within or adjoining any of the following		\٨/	NSAs N												
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y		f the site will s		l dden change from	С	X	There should be no development adjace and screening adjacent to Cannee Lane provided		+/x				
Will development of the site be well integrated visually with the existing settlement		?	Development of open fields to d	The site is positioned in a key approach to town. Development of the site will see a sudden change from open fields to development. Potential detrimental impact of rows of housing parallel to road / slope.				X	Restrict development to below ridgeline. be no development adjacent to the lane adjacent to Cannee Lane should be increbelt plot with large trees. Maybe also profrom Cannee House with hedge.	and screening eased to10-20m	+/x				
Are there any locally attractive views that will be impacted by development of the site		N					С	0			0				
PLANNING OVERVIEW	This is	a high	y visible site on t	he approach t	o the se	ttlement									
SEA OVERVIEW	Provide	d the	necessary mitigat	ion measures	are imp	elemented there should	d be no S	EA issu	ues.	SEA SCORE: +/X					

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is immediately adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT	"cree bein	site adjacent to this site (Cannee Field) is in the process of being developed on a plot by plot basis. Development of the site would result in development or fine site would result in development or fine site would have a negative impact on the landscape. There are other sites that are groups for development that would have less of an impact on the landscape and one of the main approaches into the town.
OVERALL SEA COMMENT		r negative and positive SEA issues, including loss of greenfield land and potential landscape impact. However, within reasonable distance of existing ces which could encourage active travel and reduction in carbon emissions from transport.

Site Ref: KBT.B&I201	Source of site suggestion:	· · · · · · · · · · · · · · · · · · ·	ning applications, (ref. Nos.
Site name: land south of A755	Site investigation work	where applicable and appl	roval date):
Settlement: Kirkcudbright	Current use: Greenfield site		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/	designations:
267794, 551963		N/A	
Site Size (ha):	Proposed use:	HMA: Stewartry	Date completed:
3.21	Business and Industry		Oct/Nov 2016

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

Scoring Guidance

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

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

Site assessment question	Related SEA Topic Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	ND F	FLOR	A						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		;	SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N				Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ASAR N Geodiversity Sites N Other protected species N Marine Consultation Zone									Zones			
			Ancient/semi-natural woodland N												
		Comments: No known designations affecting the site													
Are there any known invasive species within the site		N	GIS C								0				
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	greenfie	ential habitat fragmentation due to the loss of a enfield site on edge of settlement. There is a belt of ifers on the southern boundary. X Any proposals should be assessed against Policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.						0					
PLANNING OVERVIEW	The c	onifers t	hat currer	tly exist	t on site should be retaine	d as far as po	ssible	е							
SEA OVERVIEW	Provid	ded that	measures	are tak	en to enhance biodiversit	y and reduce	habit	at fragm	nentatio	on there are no SE.	A issues.		SEA SCORE: 0		

					POPUI	LATION AND H	IUMAN	HEALTH	ł					
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N Dist	ance (kr	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core pa Cycle pa	ay N ith N	Comment	:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	Y 1-5	Sports facilities	Y 1-5	Hospita	lities	1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from	S		ame: acity:	Primary Kirkcudbrig 68 1-5	ht Primary					Seconda Kirkcudb 193 1-5	ary oright Secondary			
site (km) Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW					ervices and pportunities		al develo	pment will h	nelp to	support :	services and facilities in the area. No	ew busines	ses will also	nelp to

SEA OVERVIEW

The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.

SEA Score: +

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

			WATER											
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV	0		0							
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Small watercourse/drain flows adjacent to the allocation and potential flood risk from this source should be taken cognisance of. Possible culvert located within site boundary.	С	X	Culvert investigation required. Depending on content, Drainage Impact Assessment and Flood Risk Assessment may be required.	0							
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		N	0		0							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Site is outwith waste water zone	С	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0							
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 4"water main running along south part of site.	С	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0							
PLANNING OVERVIEW			t investigation is required. There is limited capacity at the water treatment works. The site is also outwith the waste water zone. The developer will need to build out rates further with Scottish Water.											

Site assessment question Yes/No Yes/No	Pre mitigation score score score score witigation if appropriate	Post mitigation score Consultation required
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SEA OVERVIEW Provided all the necessary mitigation measures are implemented there should be no SEA issues SEA Score: 0

	AIR QUALITY													
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	С	0		0							
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and green fields	SV	0		0							
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Restrictions would be placed on the types of businesses that could occupy the proposed units given their close proximity to housing	SV	0		0							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site											
SEA OVERVIEW	There a	are no	e no known SEA issues SEA Score: 0											

						MATERIAL	ASSE ⁻	гѕ					
Is the site		Brow		Υ	Commer	t: Greenfield site							
Is the site vacant or derelict		N	Is it	t containe	ed within the	e Vacant and Der Land Su		0	0			0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N						SV	X			X	
Does the site have existing and potential mineral extraction		N						0	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							0			0	
Are there any of the following servicing constraints that impact on the development		Comr	Pylons ment	N	Bor	d Gais Eirann pip	eline N	J		Shell oil pipeline N	Transco	pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment						Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Ν	MoD	N		Ca	rlisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		•		would result in the loss of greenfield land											
SEA OVERVIEW	Loss o	f gree	greenfield land would be a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This site should take access from the A755. It would be advised that the access is to the west of the site to ensure appropriate visibility (4.5x 215m) is achievable. Given the horizontal alignment of the road this may restrict access options, as such any proposed access may require extensive engineering works to achieve. It should be noted that there is a weight restriction on "Kirkcudbright Bridge" (17T) which has the potential to restrict the access and egress routes to this site, depending on the vehicle loadings. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW											

	CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)	I	Relatively flat site											
Can the site make best use of solar gain		?	Possibly, mature tree on southern boundary	SV	0	The layout and design should ensure so to create sustainable buildings in line wi and OP2	olar gain and look ith policies OP1f	+					
Is the site protected from prevailing winds		Y Trees on southern boundary may give some protection		SV	+/-	Sustainable design and construction tec incorporate energy efficiency measures policies OP1f and OP2.		+					
PLANNING OVERVIEW	-		ings should be built in such a way as to integrate solar gain			·	tion.						
SEA OVERVIEW	There are technique	e positive SEA impacts that can be gained through designing for solar gain and including sustainable construction es SEA SCORE: +											

				CULTURAL HERITAC	ЭE				
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	Ν	Co	omment		
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ν				
		World Heritage Site	Ν	Inventory & Non-Inventory	Ν				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the		N				SV	0	0	
opportunity to enhance or improve access	L								
to the historic environment									
PLANNING OVERVIEW	No plar	nning issues				<u> </u>			

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

						L	ANDSCAF	PE						
Is the site within or adjoining any of the following		١٨/			RSAs		Comment	Solwa	y Coast	RSA				
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	ild Land I	N I	「POs	N			SV	0			0	
Will development of the site be well integrated visually with the existing settlement		?	but backs screened	ble. Greenfield s onto dwelling by conifer pla A755 and part	gs at th antation	e Stoop ; others	two partially not). Highly	visible	SV	X			X	
Are there any locally attractive views that will be impacted by development of the site		?	Highly vis	sible from the ry.	A755 a	nd part	ial views from	across	SV	X			X	
PLANNING OVERVIEW	This is	a gree	nfield site,	remote from tl	he mair	n settle	ment. Develop	ment of	the site	would be	e highly visible from the A755 and partial vie	ews from across th	he estu	ary.
SEA OVERVIEW	Develo	pment	of this site	would have a	negati	ve SEA	impact on lar	ndscape				SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	
Have all landowners been identified and have they agreed to disposal/development of the site	N	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT	There are no allocated business and industry site in Kirkcudbright and the established industrial estate at Dee Walk has no vacant sites. Although this site may be slightly remote from the main town, back onto houses and there are concerns about heavy vehicles using the bridge. Restrictions would be placed on the types of business that could occupy the units.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land, best quality agricultural land (3.2) and impact on the landscape. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Development would also improve access to employment opportunities. The sites aspect should also enable positive benefit to be achieved from solar gain.	