

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBH.H1	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: St Kennera Terrace			
Settlement: Kirkinner/Braehead	Current use: Greenfield	Existing LDP allocations/ designations: KBH.H1	
OS Grid Reference (Easting, Northing): 242250, 551210			
Site Size (ha): 1.77	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Kirkinner				Douglas Ewart					
	Remaining capacity:	48				285					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	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		Y	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a small watercourse that runs adjacent to site		SV	X	Flood risk assessment required	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	DGC - Culvert traverses the site. Culvert investigation required. Depending on content, Flood Risk Assessment may also be required. SEPA - A minor watercourse flows along the site boundary which could represent a potential flood risk.		C	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)		?	DGC - Culvert traverses the site. Culvert investigation required. Depending on content, Flood Risk Assessment may also be required. SEPA - A minor watercourse flows along the site boundary which could represent a potential flood risk.		C	X	Flood risk assessment required	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment is required. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	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	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.											
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Part of this site formed of a recent planning application under 08/P/5/0119 for 43 dwellings and 4 flatted dwellings. Consideration should be given to the junction with Main Street, improvements may be required, suitability of this junction will be assessed at any detailed planning application against the rate of development. A second access to this site would be desirable, with the possibility for it to come in from the south side of the site via the existing farm track that would require to be upgraded. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Site requires 2 access points. Consideration should be given to the junction with Main Street, improvements may be required, suitability of this junction will be assessed at any detailed planning application against the rate of development.											

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)			Flat site			SV	0			0	
Can the site make best use of solar gain		Y	Flat site could be designed to harness solar energy			SV	0	The layout and design should incorporate where possible, solar gain and look to create sustainable buildings in line with policies OP1f and OP2.			+
Is the site protected from prevailing winds		Y	Site is exposed to prevailing winds			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	Positive SEA impacts could be gained through solar gain and sustainable construction techniques									SEA SCORE: 0	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment Kirkinner is very linear; developing this site is an opportunity to reinforce local identity and define village on this approach. Development should include significant trees in stand-off area from graveyard.				
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the	L	N			SV	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	Developing this site is an opportunity to reinforce local identity and define village on this approach. Development should include significant trees in stand-off area from graveyard.								
SEA OVERVIEW	Improving the local identity and defining village on approach to result in positive SEA						SEA SCORE: +		

LANDSCAPE											
Is the site within or adjoining any of the following		NSAs		RSAs		Comment					
		Wild Land	N	TPOs	N						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y					SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW	There are no landscape concerns affecting this site										
SEA OVERVIEW	There are no SEA issues								SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site in the Kirkinner and Braehead LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Despite a number of attempts to contact the owner to ascertain their intentions for the site, there has been no response to demonstrate the effectiveness of the site.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	The site is allocated for housing in the current LDP and is located relatively close to some services and facilities. However, there has been no response from the landowner to demonstrate the sites effectiveness and as there are other sites located in the settlement that are effective and meet the housing land requirement the site is not being recommended for inclusion in the LDP2.	
OVERALL SEA COMMENT	Positive SEA impact as proximity to community facilities and negative impact in terms of material assets as loss of greenfield land.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBH.H2	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Smiths Croft			
Settlement: Kirkinner/Braehead	Current use: Greenfield	Existing LDP allocations/ designations: KBH.H2	
OS Grid Reference (Easting, Northing): 241995, 551964			
Site Size (ha): 1.47	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	O		O				
		Distance (km)	N								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Kirkinner				Douglas Ewart					
	Remaining capacity:	48				285					
	Distance:	0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fluvial SEPA flood maps. Body of water adjacent to site.		C	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			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkiner WwTW has sufficient capacity.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment is required. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	Development would result in the loss of greenfield							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to the site would be via the U87w Newtonhill. The U87w is restricted in width and would require to be widened along the entire site frontage from the existing widening to the west of the site including continuation of the footway. Furthermore, the junction with the A746 should be upgraded and improved to accommodate the proposed increase in traffic. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site would be via the U87w Newtonhill								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Relatively flat site			SV	0	0	
Can the site make best use of solar gain		Y	Flat site which could be designed to make use of solar gain			SV	0	The layout and design should incorporate where possible, solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		N	Site is relatively exposed to prevailing winds			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	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Prehistoric hand-axe found at the locale. No overriding historic environment issues, but may require mitigation. HBE - No Listed Buildings; no conservation area. However, Glenarrow fronting A746 is a fine early 20th century whinstone and sandstone dressed house with large garden and development site along its southern and western boundaries. [PP for detached dwelling in site adjoining southern edge renewed regularly since 2003 15/P/1/0205 ~ 03/P/5/0072] Good hedge [with trees shown on 19th century OS maps] along		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	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
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						Newtonhill - Boreland Terrace which site fronts. Sensitively designed development in accordance with a masterplan appropriate as in current LDP.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
PLANNING OVERVIEW	Archaeology mitigation may be required.								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	Previous attractive large trees and hedgerow have been lost. Resulting site is rather 'sterile'.				C	0	Potential development should include an element of restorative planting/landscaping.	
Are there any locally attractive views that will be impacted by development of the site		SV					SV	0		0
PLANNING OVERVIEW	Potential development should include an element of restorative planting/landscaping.									
SEA OVERVIEW	Provided 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 boundary within the LDP	Y	Allocated in the Kirkinner and Braehead LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	Site is for allocated housing in the LDP. Although development would result in the loss of prime agricultural land, the site sits between residential development to the east and west and is considered to be well related to existing development close to local services and facilities. Site has a history as a plot by plot development however a masterplan approach to the remainder of the site is required to accompany any future proposals. It is proposed to retain this allocated site in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within walking distance of existing services and	

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	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.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBH.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Mallkiln Burn			
Settlement: Kirkinner/Braehead	Current use: Greenfield / water		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: KBH.H201	
Site Size (ha):	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	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	Site is partly located on body of water		SV	0	Careful consideration of design and planting could help create new habitats within this development, connecting to existing woodland on the edge of the site, enhancing the environment	0	
PLANNING OVERVIEW	Careful consideration of design and planting could help create new habitats within this development							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	n		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:										
	Remaining capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services.										
SEA OVERVIEW	The site is well located to local services and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	The site is recorded as a former mill dam.		C	X	Site investigation required into nature and suitability of infill	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are watercourses within site		SV	X	Flood risk assessment required	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fluvial SEPA flood maps. Site appears in pluvial SEPA flood maps. Body of water traverses the site.		C	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)		Y	Likely		SV	X	Flood Risk Assessment required.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkinner WwTW has sufficient capacity.		C			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

AIR QUALITY								
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential and greenfield	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 are no air quality concerns affecting the site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS															
Is the site.....		Brownfield		Comment											
		Greenfield	Y												
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		N	O	0		0						
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield			SV	X		X						
Does the site have existing and potential mineral extraction		N				C	0		0						
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				C	0		0						
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a													
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		Y	Carlisle Airport			Coal Authority			HSE	
PLANNING OVERVIEW	The site is a greenfield site located within the MOD Consultation Zone and consultations with these authorities will be required prior to development.														
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.											SEA SCORE: X			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site lies to the north of the U87w public road. The site shares two short areas of frontage with the public road. There is an existing fieldgate access to the western boundary of the site, directly adjacent to Maltkiln bridge. It would appear that visibility is restricted due to the bridge parapet. Furthermore the site frontage is restricted in width; as such an adoptable access may not be achievable. Given the above, I am unable to recommend in favour of the inclusion of this site.					
PLANNING OVERVIEW	Visibility for accessing the site is restricted due to the bridge parapet, the frontage is restricted in width and therefore an adoptable access may not be achievable.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Site is relatively flat	SV	0			0	
Can the site make best use of solar gain		? Shape of site will limit potential for solar gain	SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.		+	
Is the site protected from prevailing winds		N Site is exposed to prevailing winds	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	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch – no comment HBE - No Listed Buildings. No conservation area. Historic maps show Mill Dam at eastern edge.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	There are no cultural heritage issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Narrow site extending to rear of existing dwellings and into open countryside. Development would impact on attractive burn (flood risk!), character of the existing narrow access lane and on open countryside.	C	X	Significant landscape issues	X	
Will development of the site be well integrated visually with the existing settlement		N		SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	There are landscape concerns in terms of impact development would have on character of lane and open countryside							
SEA OVERVIEW	Development of site on landscape grounds would result in negative SEA						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site located adjacent to Kirkiner and Braehead LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Site has significant access concerns and is not considered deliverable in the LDP timeframe
OVERALL PLANNING COMMENT	This site is adjacent to the Kirkiner and Braehead settlement boundary. There are significant landscape issues due to the narrow site extending in the open countryside and the impact on the attractive burn and character of the existing narrow access lane. A body of water traverses the site and therefore a Flood Risk Assessment would be required. Visibility for accessing the site is restricted due to the bridge parapet, the frontage is restricted in width and therefore an adoptable access may not be achievable. As a result the site is not being recommended for inclusion in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA: Negative - loss of prime agricultural land and landscape issues. Positive - site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.	