

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 10/P/4/0106 – The site was granted full planning permission for residential development under 10/P/4/0106. 13/P/4/0297 – Application refused and considered at Local Review Board 6/10/16 as contrary to H5 – issue re provision of affordable housing and OP3.	
Site name: Dickson's Well			
Settlement: Moffat	Current use: Vacant site	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 308983, 605408			
Site Size (ha): 0.60	Proposed use: Housing	HMA: Dumfries	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	+	0	0	0

Scoring Guidance

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

Legends

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		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	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				0
PLANNING OVERVIEW	Within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0		0
Are there any contaminated soils issues on the site		N	No known former potentially contaminative use.			X	Area of former mill dam will require investigation and potentially remediation and ground gas monitoring , depending on nature 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	Area of former mill dam will require investigation and potentially remediation and ground gas monitoring , depending on nature of infill.							
SEA OVERVIEW	No impact on soils subject to appropriate mitigation, remediation and ground gas monitoring ,						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Body of water traverses the site. A historic well is located within the boundary of the site.		C	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. Part of this site lies within the 1 in 200 year floodplain of the Birnock Water. No development should take place within this area. A Flood Risk Assessment is required.		C	X	Existing FRA for site may require update and would require to be agreed with SEPA	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere		C	X	Buffer strip required to the Birnock Water and small watercourse to the north. Presumption against culverting.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat Water Treatment Works has sufficient capacity		C	0		0
PLANNING OVERVIEW	Buffer strip required to the Birnock Water and small watercourse to the north. Presumption against culverting.							
SEA OVERVIEW	No impact on water environment subject to Flood Risk Assessment being agreed with SEPA						SEA SCORE: 0	

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

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment					
		Greenfield							
Is the site vacant or derelict		V	Is it contained within the Vacant and Derelict Land Survey		Y	0	Site of former mill dam and water lade, as well as historic well		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y							
Does the site have existing and potential mineral extraction		N							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
		Comment No known servicing constraints							

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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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 ensure the redevelopment of this brownfield site a former mill site. No known servicing constraints											
SEA OVERVIEW	Brownfield site									SEA SCORE: +		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 6 no. units is bound to the north by Well Road and to the south by a watercourse. The site was granted full planning permission for residential development under 10/P/4/0106. Access to the site can be taken from Well Road, however this will require removal of vegetation, including mature trees, along the site frontage. A footway should be provided along the site frontage with crossing point to link to the wider footway network. 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 can be taken from Well Road, however this will require removal of vegetation, including mature trees, along the site frontage											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		South										
Can the site make best use of solar gain		Y										
Is the site protected from prevailing winds		Y										
PLANNING OVERVIEW	The layout and design should ensure solar gain and look to create sustainable buildings											
SEA OVERVIEW	No impact on climatic factors									SEA SCORE: 0		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment Archaeology - Site of former mill dam and water lade, as well as historic well. Historic Built Environment - Directly adjoins conservation area in part where large dwellings in large plots. Opposite pair of Category B Listed and site adjoins setting of Category B Listed dwelling on east side. Many more undesignated buildings/dwellings of historic interest on Well Road and good local stone boundary walls as part of character. Sensitive design in terms of local character for unit numbers proposed would be acceptable in terms of Historic Built Environment.						
		Conservation Area	Y	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site		Garden or Designed Landscape								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L											
PLANNING OVERVIEW	Sensitive design in terms of local character for unit numbers proposed would be acceptable in terms of Historic Built Environment. Layout and design of homes and landscaping should be sympathetic to listed building on opposite side of Well Road from the site.											
SEA OVERVIEW	No impact on cultural heritage subject to sensitive design in terms of local character and number of units									SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land		RSA TPOs	Y Y	Comment Within the site there are a number of trees. These are located in a grouping to the west of the site but also along the riverbank and along the boundary with Well Road. It should be noted that a substantial portion of the trees within the southern part of the site have been removed in preparation for the housing development granted planning permission under ref 10/P/4/0106. Of the trees on site two are covered by Tree Preservation Order (TPO/01/4/09). This specifically relates to a single Beech located on a bank to the northern site boundary and to a Western Hemlock located centrally. Further trees within the site are mainly Ash and are significantly less mature. Located within Moffat Hills Regional scenic Area (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		Y				C	0	0	
Will development of the site be well integrated visually with the existing settlement		Y					0	0	
Are there any locally attractive views that will be impacted by development of the site		N					0	0	
PLANNING OVERVIEW	Trees along site boundaries to be retained								
SEA OVERVIEW	Retention of mature trees. Located within Moffat Hills Regional Scenic Area (RSA)							SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site within the adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Allocated housing site within the adopted LDP and considered to be effective. Layout and design of homes and landscaping should be sympathetic to listed building on opposite side of Well Road from the site. Site has benefit of Flood Risk Assessment and development must implement necessary flood mitigation measures. Trees along site boundaries to be retained.	
OVERALL SEA COMMENT	Positive SEA Impact in terms of Population and Human Health and Material Assets as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Redevelopment of brownfield site and retaining mature trees on site.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H2	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Planning permission in principle for residential development was granted in 2010 but has now lapsed.	
Site name: Greenacres			
Settlement: Moffat	Current use: Agricultural land	Existing LDP allocations/ designations: Housing	
OS Grid Reference (Easting, Northing): 309048, 604806			
Site Size (ha): 1.92	Proposed use: housing	HMA: Dumfries	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: No comments									
Are there any known invasive species within the site	N								
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N								
PLANNING OVERVIEW	No biodiversity designations apply								
SEA OVERVIEW	No biodiversity designations apply						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				Site immediately joins area of public open space and consideration should be given to pedestrian links	N				
		Distance (km)	O								
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: Design should take into account pedestrian route being created from the site and around the south side of the schools to the south end of Jeff Brown Drive. Provide good access to schools and a shorter journey to the town centre.							
		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	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	Immediately adjoining new school and design should take into account pedestrian route being created from the site and around the south side of the schools to the south end of Jeff Brown Drive. Provide good access to schools and a shorter journey to the town centre.										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0	Agricultural land	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		O	0		0		
Are there any contaminated soils issues on the site		N	No known previous use.	O	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	No impact on soils								
SEA OVERVIEW	No impact on soils						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas	C	0		O		
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 medium likelihood fluvial SEPA flood maps. Extended site – Same as above Minor watercourse flow in proximity to the site which could represent a potential flood risk. A Flood Risk Assessment is required.	C	X	Historic pluvial issues in connection to this site. Flood Risk Assessment required to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	O		
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	X		O		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity	C	O		O		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat Water Treatment Works has sufficient capacity. Abandoned main crosses site	C	O		O		
PLANNING OVERVIEW	Flood Risk Assessment required to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.								
SEA OVERVIEW	No impact on water impact subject to Flood Risk Assessment to be agreed with SEPA.						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		NN	Is it contained within the Vacant and Derelict Land Survey		0	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources					0			0	
Does the site have existing and potential mineral extraction		N			0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0			0	
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment No known servicing constraints								

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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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	No known servicing constraints										
SEA OVERVIEW	Negative SEA impact as involves loss of greenfield land										SEA SCORE: X

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 15 no. dwellinghouses lies to the rear of development off Old Carlisle Road. The existing access to the site serves multiple dwellinghouses. The access way is restricted in width, though it may be possible to create a shared surface access to serve development. There may also be potential for a connection through into sites MOF.H3 and MOF.MU201. Consideration should be given to potential for pedestrian linkage to neighbouring development areas. 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	The existing access to the site serves multiple dwellinghouses. The access way is restricted in width, though it may be possible to create a shared surface access to serve development. There may also be potential for a connection through into sites MOF.H3. Consideration should be given to potential for pedestrian linkage to neighbouring development areas.											

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

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. Outside conservation area. Design and setting of new school should be taken into account in development of this site and 15 individual dwellings may be too many.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N							
		Archaeological site	N									
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L											
PLANNING OVERVIEW	Design and setting of new school should be taken into account in development of this site and 15 individual dwellings may be too many.											
SEA OVERVIEW	No impact on cultural heritage										SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment Lines of beech trees on site boundary have a high amenity value, should be protected and retained with adequate offset from development.	
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	Lines of beech trees on site boundary have a high amenity value, and existing hedge boundaries			0	Trees and hedgerows should be protected and retained with adequate offset from development	0
Will development of the site be well integrated visually with the existing settlement		Y				0		0
Are there any locally attractive views that will be impacted by development of the site		N				0		0
PLANNING OVERVIEW	Retention and protection of mature beech trees on southern boundary and hedgerows							
SEA OVERVIEW	Located within Moffat Hills Regional Scenic Area (RSA)						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for housing in the adopted LDP
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	Y	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Allocated site for housing in the adopted LDP and considered to be effective	
OVERALL SEA COMMENT	Positive SEA Impact in terms of Population and Human Health as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Negative SEA Impact for Material Assets as would involve loss of greenfield land. Landscape mitigation factors should ensure retention and protection of mature beech trees on southern boundary	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H3	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): PIP granted in principle for residential development in 2010, but now lapsed	
Site name: Old Carlisle Road			
Settlement: Moffat	Current use: Rough grazing/scrub land	Existing LDP allocations/ designations: Housing	
OS Grid Reference (Easting, Northing): 309188, 604697			
Site Size (ha): 1.41	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: In conjunction with the development on site MOF:H2 Greenacres design should take into account pedestrian route being created from the site and around the south side of the schools to the south end of Jeff Brown Drive. Provide good access to schools and a shorter journey to the town centre.							
		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	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	In conjunction with the development on site MOF:H2 Greenacres design should take into account pedestrian route being created from the site and around the south side of the schools to the south end of Jeff Brown Drive. Provide good access to schools and a shorter journey to the town centre.										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		O	0		0		
Are there any contaminated soils issues on the site		N	No known previous use.	O	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	No impact on soils								
SEA OVERVIEW	No impact on soils						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas and water course on edge of site	SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site lies in close vicinity of the medium likelihood fluvial SEPA flood maps. DGC hold flood records in connection to the site. Minor watercourse flow in proximity to the site which could represent a potential flood risk. A Flood Risk Assessment is required.	C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required which would require to be agreed with SEPA A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity	C	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 WWTW. Please note there are 180mm and 63 mm water mains along North and East edge of site.	C				

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	Drainage Impact Assessment and Flood Risk Assessment required to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water							
SEA OVERVIEW	No impact on water environment subject to flood risk assessment to be agreed with SEPA						SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Waste water treatment works located to the south		0	Distance to waste water treatment works (cordon sanitaire) would not impact on site.	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0	
PLANNING OVERVIEW	Tree planting will be required to screen the development from the waste water treatment works.							
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N			0		0	
Does the site have existing and potential mineral extraction		N			0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0	

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		
Comment No known service constraints											
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	No known service constraints										
SEA OVERVIEW	Negative SEA impact as would involve the loss of greenfield land								SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 34. no dwellinghouses lies to the rear of development off Old Carlisle Road. It may be possible to provide an adoptable access road to Old Carlisle Road to the north and/or south of the site though consideration should be given to achievable gradient and visibility. It may be possible to provide links to the neighbouring site MOF.H2. 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	It may be possible to provide an adoptable access road to Old Carlisle Road to the north and/or south of the site though consideration should be given to achievable gradient and visibility. It may be possible to provide links to the neighbouring site MOF.H2.									

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

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. Outside conservation area.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					
		Archaeological site	N	Garden or Designed Landscape						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L									
PLANNING OVERVIEW	No impact on cultural heritage designations									
SEA OVERVIEW	No impact on cultural heritage designations								SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment No comments Moffat Hills 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		Y	Hedge and trees along western boundary should be retained					
Will development of the site be well integrated visually with the existing settlement		Y						
Are there any locally attractive views that will be impacted by development of the site		N						
PLANNING OVERVIEW	Hedge and trees along western boundary should be retained							
SEA OVERVIEW	Located within Moffat Hills Regional scenic Area (RSA)						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for housing in adopted LDP
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	Y	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Allocated site for housing in the adopted LDP and considered to be effective	
OVERALL SEA COMMENT	Positive SEA Impact in terms of Population and Human Health as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Negative SEA Impact for Material Assets as would involve loss of greenfield land.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H4	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Selkirk Road			
Settlement: Moffat	Current use: Agricultural land	Existing LDP allocations/ designations: Housing allocation MOF:H4	
OS Grid Reference (Easting, Northing): 309597, 605488			
Site Size (ha): 23.30	Proposed use: Housing	HMA: Dumfries	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	X	X

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			0		0				
		Distance (km)	1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: Right of way and core path – 292 The development should take into account the core path to the south east.							
		Core path	Y								
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.2
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:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	Within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Development should take into account the core path to the south east.										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site falls southwards towards Selkirk Road A708.	O	0		0		
Are there any contaminated soils issues on the site		N	No known previous use.	O	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	No impact on soils								
SEA OVERVIEW	No impact on soils						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	SEPA advise that a number of watercourses transect the site recommend appropriate studies to ascertain the limits on the developable footprint for this site.	C	0	SEPA advise appropriate buffers to all watercourses and presumption against culverting.	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. Multiple bodies of water traverse the site. DGC hold flood records in connection to the site. A downstream culvert may have bearing on the site. Part of this site lies within the 1 in 200 year floodplain of the Birnock Water. No development should take place within this area. A Flood Risk Assessment is required.	C	X	No development should take place within part of the site lying within the 1 in 200 year flood plain of the Birnock Water. Flood Risk Assessment required to be agreed with SEPA and appropriate mitigation implemented. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity	C		Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.		
Is there sufficient capacity for the	PHH	?	Early engagement with Scottish Water is recommended					

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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development to connect to the mains water supply			to discuss build out rates and to establish any potential investment at the WWTW 2" Water main running through site.					
PLANNING OVERVIEW	No development should take place within the part of this site that lies within the 1 in 200 year floodplain of the Birnock Water . A Flood Risk Assessment is required to be agreed with SEP and appropriate mitigation implemented. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing Waste Water network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.							
SEA OVERVIEW	No impact on water environment subject to flood risk assessment to be agreed with SEPA and appropriate mitigation implemented.						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	Largely surrounded by agricultural land to north and east. South and west housing and Moffat hospital/health care facility adjoins site at the south west corner		0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0	
PLANNING OVERVIEW	Unlikely to decrease air quality							
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		0		0
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N			0		0	
Does the site have existing and potential mineral extraction		N			0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
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	No known service constraints							
SEA OVERVIEW	Negative SEA impact as would involve the loss of greenfield land						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 200 no. dwellinghouses lies to the north of the A708 public road where it shares some 150m or thereby of frontage. It should be noted that there are watercourses within the site which should be taken into consideration. The site also shares frontage with Well Road, however this road is restricted in nature with a watercourse along the site boundary, development should not significantly increase traffic on this road. It would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments with potential to link to the existing core path to the south east of the site. A site of this size should be served by at least 2 no. accesses, it should be noted that should it not be possible to provide a secondary adoptable access or EVA to the site I would not be in favour of the formation of an overlong cul-de-sac (i.e. more than 100 no. houses). 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 points should be maximised with main access from A708 Selkirk Road and minor access from Well Road. A master plan would be required to address traffic volumes, desire lines, public transport and pedestrian/cycle provision. Links and access with existing housing should be considered and to the core path to the south east of the site. The site will require to be served by 2 access points. It should be noted that should it not be possible to provide a secondary adoptable access or Emergency Vehicle Access (EVA) the maximum length of a cul de sac should be no more than 100 houses. A transport assessment will also be required incorporating sustainable transport measures.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South	SV	0		0
Can the site make best use of solar gain		Y	SV	0		0
Is the site protected from prevailing winds		Y	SV	0		0
PLANNING OVERVIEW	Potential to make best use of solar gain					
SEA OVERVIEW	Potential to make best use of solar gain					
						SEA SCORE: 0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	<p>Comment Northern portion of site contains scheduled motte and site of former village, both of which should be retained as open space.</p> <p>HES - This allocation includes the Auldton Motte, scheduled monument (Index no. 684). The setting of this monument is its location in low lying ground between the Birnock Water and the Crosslaw Burn. Extensive views to the north, south and east facilitate an understanding and appreciation of the reasons why the motte was built at this strategically important location. The flat land to the immediate south of the motte is important in this understanding, which is not significantly diminished by the adjacent dwellings on Well Lane/Alton Road. Many mottes are located to take advantage of natural features, and in Auldton's case, this may have included the boggy or badly drained land to the south.</p> <p>Any development within this allocation should be carefully designed to avoid impacts on the motte and its setting. In particular, access routes from Well Road and Well Lane/Alton Road should seek to minimise impacts on the setting of the monument. We would also strongly recommend that building work should be avoided to the north of the existing residential areas on Ballplay Road in order to avoid significant adverse impacts on the setting of the Motte. Development in the remainder of the allocation is unlikely to have significant adverse impacts. We would be happy to provide advice on any site development briefs or emerging masterplans to either your Council or those with development interests.</p> <p>Historic Built Environment - Small part fronting Well Road adjoins conservation area. Some Listed Buildings along Ballplay Road but already development behind. Quite a prominent 'bowl' site in terms of backdrop and design should ensure that views to hills remain in layout and design.</p>		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
		Archaeological site	Y					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L							
PLANNING OVERVIEW	This allocation includes the Auldton Motte, scheduled monument. Any development within this allocation should be carefully designed to avoid impacts on the motte and its setting, and these areas should be retained as open space							
SEA OVERVIEW	Potential adverse impact on cultural heritage designation. Northern portion of site contains scheduled motte and site of former village, both of which should be retained as open space.						SEA SCORE: X	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	<p>Comment Area below 120m appropriate for development, if held back from Auldton Motte, the A708, and rising ground to the east. Regional Scenic Area Moffat Hills designation. Fields north and east of Frenchlands not suitable for development. Bowl of visually exposed rising ground important to the setting of a number of historic</p>		
		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
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						monuments and balance of farmed and forest landscapes in Moffat's setting. Scottish Natural Heritage - Design brief for this site may be appropriate. Fairly prominent site on edge of settlement. Boundary treatment to A708 should be considered. Housing links and access with existing housing should be considered.		
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	Bowl of visually exposed rising ground important to Moffat's setting. Existing stone walls, hedgerows and trees on the boundary		X	Conservation interests of the Regional Scenic Area must be protected Layout incorporating substantial landscaping which included existing stone walls, hedgerows and trees on boundary will be required.	X	
Will development of the site be well integrated visually with the existing settlement		N	Prominent site on edge of settlement		X	Layout would require to ensure site integrated with adjoining housing areas	0	
Are there any locally attractive views that will be impacted by development of the site		N			X		0	
PLANNING OVERVIEW	Design brief for this site may be appropriate. Prominent site on edge of settlement. Layout would require to ensure site integrated with adjoining housing areas. Boundary treatment to B7076 should be considered							
SEA OVERVIEW	Negative SEA Impact on landscape as bowl of visually exposed rising ground important to the setting of a number of historic monuments and balance of farmed and forest landscapes in Moffat's setting and Moffat Hills RSA.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	Masterplan currently being prepared. Current discussions with housing association re affordable housing. Planning application for affordable housing expected 2016/17.
OVERALL PLANNING COMMENT	Allocated housing site in adopted LDP which is considered to be effective. A master plan should be prepared for the site and agreed with the Council. No development should take place within the part of this site that lies within the 1 in 200 year floodplain of the Birkock Water. A Flood Risk Assessment is required to be agreed with SEPA and appropriate mitigation implemented. Any development within this allocation should be carefully designed to avoid impacts on the Auldon Motte Scheduled Ancient Monument and its setting, and these areas should be retained as open space	
OVERALL SEA COMMENT	Positive SEA Impact in terms of Population and Human Health as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Negative SEA Impact for Material Assets, Cultural Heritage and Landscape. Involves loss of greenfield land, adverse impact on landscape as bowl of visually exposed rising ground important to the setting of a number of historic monuments and balance of farmed and forest landscapes in Moffat's setting and Moffat Hills RSA, adverse impact on Auldon Motte Scheduled Ancient Monument and site of former village which would require to be safeguarded.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.MU1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 16/1513/LBC – conversion to 41 units and demolition. 16/1514/FULL – 2 new detached block and 75 car park spaces.	
Site name: Former Academy			
Settlement: Moffat	Current use: Vacant building and site (former academy)	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 308400, 605658			
Site Size (ha): 0.66	Proposed use: Mixed use including housing, business, cultural and education uses	HMA: Dumfries	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	+	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: No comments									
Are there any known invasive species within the site	N								
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N								
PLANNING OVERVIEW	No biodiversity designations apply								
SEA OVERVIEW	No biodiversity designations apply						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				Protected open space and tennis courts to west					
		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: Right of Way and Core Path 496 Old Well Road to Gallowhill							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	
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:	Moffat				Moffat					
	Capacity:	34				120					
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	Within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Consideration should be given to developing links to adjoining core path to Gallowhill										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0		0
Are there any contaminated soils issues on the site		?	Site of former school.			0	Some targeted investigation may be required	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N				0		0
PLANNING OVERVIEW	Targeted contaminated soils investigation required given previous use							
SEA OVERVIEW	No impact on soils subject to targeted contaminated soils investigation						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Possible culvert system within site boundary.		C			
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 hold records of flooding in connection to this site. Historic pluvial flooding issues in connection to the site. Possible culvert system within site boundary. Minor watercourse flow in proximity to the site which could represent a potential flood risk along with various records of flooding.		C		A Flood Risk Assessment is required which will require to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere		C			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat Water Treatment Works has sufficient capacity		C	0		0
PLANNING OVERVIEW	Site investigation to ensure existing water courses (especially culverted water courses) are managed appropriately. A Flood Risk Assessment is required which will require to be agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Potential impact on water environment will would be mitigated with the requirement for Flood Risk Assessment to be agreed with SEPA						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing with protected open space and tennis courts to west.		0	The uses that can be accommodated in the business units must not have an adverse impact on the amenity of proposed housing units or neighbouring properties.	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0	
PLANNING OVERVIEW	Unlikely to decrease air quality							
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield	Y	Comment Former Moffat Academy building				
		Greenfield						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Former Moffat Academy building(listed building) which should be retained and sensitively reused. Important building to townscape.		+		+	
Does the site have existing and potential mineral extraction		N			0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH				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			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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(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	Former Moffat Academy building(listed building) which should be retained and sensitively reused. Important building to the townscape							
SEA OVERVIEW	Positive impact as scope to convert former Moffat Academy building						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to the site could be taken from existing accesses from Academy Road and Harthope Place, there could be a pedestrian link through the site which connects into Academy Road, to allow pedestrians access into the Town Centre. It should be noted there is an existing core path to the north of the site. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
PLANNING OVERVIEW	Access to the site could be taken from existing accesses from Academy Road and Harthope Place with pedestrian links through the site connecting into Academy Road.								

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment Archaeology - Will need to confirm that all war memorials have been removed from the building if it is modified or not retained. Historic Built Environment - Within Moffat Conservation Area. Category C Listed stone 1930s school where main interest is the frontage building and 1950s forward extension on its right and side. Some interesting elements to rear where recording required before demolition. Boundary walls and gates must be retained and setting to front. Retention of original metal windows required. However great scope for interesting mixed or residential development.	
			Conservation Area	Y	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	Y	Former Moffat Academy building(listed building) which				+	+

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			should be retained and sensitively reused. Important building to townscape.					
PLANNING OVERVIEW	Former Moffat Academy (Category C) listed building, located in Moffat Conservation Area, which should be retained and sensitively reused. Scope for interesting mix of residential development. Boundary walls and gates must be retained and setting to front. Retention of original metal windows required. War memorials would require to be removed and appropriate recording of any building elements demolished.							
SEA OVERVIEW	Positive impact subject to sensitive reuse of listed building. Need to remove war memorials from building and appropriate recording required before any demolition of parts of the building. Boundary walls and gates must be retained and setting to front. Retention of original metal windows required.						SEA SCORE: +	

LANDSCAPE							
Is the site within or adjoining any of the following		NSAs		RSAs		Comment No comments	
		Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					
Will development of the site be well integrated visually with the existing settlement		Y					
Are there any locally attractive views that will be impacted by development of the site		Y					
PLANNING OVERVIEW	Existing building within Moffat Hills RSA						
SEA OVERVIEW	No impact on landscape features as existing building within Moffat Hills RSA						SEA SCORE: 0

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for mixed uses within adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Currently owned by DGC but being marketed and potential developer interest. Applications 16/1513/LBC – conversion to 41 units and demolition, and 16/1514/FULL – 2 new detached block and 75 car park spaces currently being determined.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	Allocated mixed use site within the adopted LDP and considered to be effective. The site could accommodate a mix of uses including residential, business, cultural and educational uses. The uses that can be accommodated in the business units must not have an adverse impact on the amenity of proposed housing units or neighbouring properties. As the main Academy building is listed it must be retained, sensitively reused and setting safeguarded.	
OVERALL SEA COMMENT	Positive SEA Impact in terms of Population and Health, Material Assets and Cultural Heritage. Proximity of site to community facilities and, town centre which could encourage active travel and reduce carbon emissions from transport. Maximise use of existing resources by utilising existing infrastructure and safeguarding listed building, subject to the removal of the war memorials and appropriate recording of any building elements subject to demolition.	

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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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.MU2	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Former Woollen Mill			
Settlement: Moffat	Current use: Variety of uses – Woollen mill site and car/bus park a tourist desintation, disused hotel and other disused buildings. Site includes existing petrol filling station and Coop foodstore.	Existing LDP allocations/ designations: Yes – mixed use	
OS Grid Reference (Easting, Northing): 308542, 604970			
Site Size (ha): 2.43	Proposed use: Mixed use including hotel, tourist centre and retail	HMA: Dumfries	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	+	0	0	0

Scoring Guidance

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

Legends

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y			0	Site immediately adjacent to protected area of open space at Station Park. Consideration should be given to developing pedestrian links to Station Park		0			
		Distance (km)	0								
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: Right of way exists along bank of Birnock Water							
		Core path	Y								
		Cycle path	0								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	Within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Development should take into account pedestrian links to the adjoining area of protected open space at Station Park and the existing right of way at the Birnock Water										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Flat site	SV	0		0		
Are there any contaminated soils issues on the site			Former gas works site, station yard and mill.	C	0	Site investigation and any necessary remediation required before development.	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	A contaminated land assessment will be required due to previous uses which include former gas works.								
SEA OVERVIEW	No impact on soils subject to contaminated land assessment and any necessary remediation before development.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Body of water adjacent to the site – Birnock Water on eastern boundary of site	SV/C	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 the site – Birnock Water on eastern boundary of site. Possible culverted system within site boundary. DGC hold records of flooding in connection to the site. SEPA advise that a substantial part of the site may lie within the 1 in 200 year floodplain of the River Annan and Birnock Water. Records of flooding in proximity of the site in December 2000 and November 2006 attributed to river flooding.	C	X	Flood Risk Assessment required which would need to be agreed with SEPA in order to identify the developable area. Site investigation to ensure existing culverted water course are managed appropriately. It should be noted that a flood protection study will commence in 2017/18 for Moffat which will address issues of river flooding within the area of the River Annan and the Birnock Water	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Moffat Waste Water Treatment Works has sufficient capacity	C	0	Combined sewer within site	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		Moffat Water Treatment Works has sufficient capacity	C	0	180HPPE water main within site	0		
PLANNING OVERVIEW	A flood risk assessment will need to be submitted to and agreed with SEPA and the Council in order to identify the developable area as the Birnock Water runs adjacent to eastern boundary of site. Site investigation to ensure existing culverted water course are managed appropriately. It should be noted that a combined sewer and water main are located within site which will require to be safeguarded.								
SEA OVERVIEW	No impact on water environment subject to a flood risk assessment being agreed with SEPA and the Council in order to identify the developable area due to potential flood risk from the Birnock Water which runs adjacent to eastern boundary of site						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	North – housing and retail uses associated with Moffat town centre, East – Birnock water, beyond Ladyknowe caravan and camping site and Hammerlands leisure and fishing area. South and west Station Park . West – housing at The Glebe and car park		0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0		
PLANNING OVERVIEW	Unlikely to decrease air quality								
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment Brownfield site which includes former Mercury Hotel site and former station yard					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	Y	O	+	Former Mercury Hotel site and former station yard	+	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	There is scope to include the former Mercury Hotel within any proposals.		SV	+		+	
Does the site have existing and potential		N			0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
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	Scope to include the former Mercury Hotel within any proposals.							
SEA OVERVIEW	Positive SEA impact as would involve development of brownfield site contained within the Vacant and Derelict Land Survey						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			There is an existing vehicular access onto the A701 from which an adoptable access could be formed. There is potential for pedestrian/cycle connectivity onto the A708 Holm Street via an existing private way. It may be appropriate that a masterplan approach be considered. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
PLANNING OVERVIEW	Improvements will be required to the junction with the A701. Pedestrian/cycle access will require to be formed onto A708 Holm Street. A master plan will require to be submitted as part of any planning application.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South		SV	0		0	
Can the site make best use of solar gain		Y		SV	0		0	
Is the site protected from prevailing winds		Y		SV	0		0	
PLANNING OVERVIEW	Potential to make best use of solar gain							
SEA OVERVIEW	Potential to make best use of solar gain						SEA SCORE: 0	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building Y Conservation Area Y	Scheduled Monuments N Inventory of Historic Battlefield N	Comment Archaeology - Northern part of site contains former gasworks; former slaughterhouse under the current mill, southern part of site contains remnants of					

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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			World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N	railway embankment. Evaluation and/or mitigation may be required. Historic Built Environment - The road frontage of this site is opposite and very close to several Listed Buildings including Category A St Andrew's Church; B Listed St Andrew's House and B Listed Black Bull Hotel and Old Bakehouse. It also adjoins the conservation area and there are a number of unlisted properties and spaces adjoining the site, inside the conservation area. Opportunity to raise the tourism and visitor appeal of the historic area alongside the development site should be included with development.	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			C	0	Archaeological evaluation and/or mitigation may be required given previous uses on site. The layout and design must be sympathetic to listed buildings opposite. Opportunity to raise the tourism and visitor appeal of the historic area alongside the development site should be included with development.	0
PLANNING OVERVIEW	Archaeological evaluation and/or mitigation may be required given previous uses on site. The layout and design must be sympathetic to listed buildings opposite.							
SEA OVERVIEW	Evaluation and/or mitigation may be required given previous uses.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment Highlight sensitivity of adjacent town park and riverside. Mixed use should maximise opportunities to integrate retail offer with recreational amenities. Moffat Hills RSA.		
			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		Y	Site immediately adjacent to sensitive landscape of adjacent Station Park and riverside setting of Birnock Water and River Annan				X	Mixed use should maximise opportunities to integrate retail offer with recreational amenities.	0
Will development of the site be well integrated visually with the existing settlement		Y					0		0
Are there any locally attractive views that will be impacted by development of the site		Y					0		0
PLANNING OVERVIEW	Layout and design should integrate mixed uses with adjoining recreational amenities								
SEA OVERVIEW	Sensitivity of adjacent town park and riverside requires to be taken into account in terms of mixed uses and layout.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for mixed uses in adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site in multiple ownerships which may make site assembly and development difficult and would also impact on timescale

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 known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?	See above					
OVERALL PLANNING COMMENT	Allocated site for mixed uses in adopted LDP. Site could include a range of uses such as a hotel, tourist centre and retail. A masterplan is required to be submitted as part of any planning application and agreed by the Council. It should consider phasing, the layout and design of buildings which must be sympathetic to listed buildings opposite, and provision of a pedestrian/cycle access into A708 Holm Street. A flood risk assessment will need to be submitted to and agreed with SEPA and the Council in order to identify the developable area as the Birnock Water runs adjacent to eastern boundary of site							
OVERALL SEA COMMENT	Positive SEA impact - Population and Health and Material Assets due to proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Brownfield site and could utilise existing infrastructure.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H202	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land to rear of Sunnybrae, Hydro Avenue			
Settlement: Moffat	Current use: Agricultural land – rough grazing	Existing LDP allocations/ designations: n/a	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 0.9ha	Proposed use: Housing	HMA: Dumfries	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	X	X	X	0	0	X	0	0	XX

Scoring Guidance

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

Legends

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		Y	Comments: No comments. It is noted that the site lies immediately to the west of Gallowhill Wood ancient/semi natural woodland and important to the setting of Moffat				
Are there any known invasive species within the site		N						
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to loss of greenfield site adjoining Gallowhill Wood - ancient/semi natural woodland.	GI	X		X	
PLANNING OVERVIEW	Development of the site could have an adverse impact on Gallowhill Wood - ancient/semi natural woodland.							
SEA OVERVIEW	Negative SEA impact as potential habitat fragmentation due to loss of greenfield site adjoining Gallowhill Wood - ancient/semi natural woodland.						SEA SCORE: X	

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			0	Protected area of open space associated with Hope Johnstone Park and tennis courts	0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	1	Comment: Adjacent to the site Core Path (295) Gallowhill Wood via Gallows Well.					
		Right of Way	Y						
		Core path	Y						
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N						
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary			Secondary			
	School name:	Moffat			Moffat				
	Capacity:	34			120				
	Distance:	1			1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0		
PLANNING OVERVIEW	Site distant from community facilities and school. Adjacent to the site Core Path (295) Gallowhill Wood via Gallows Well.								
SEA OVERVIEW	Negative SEA impact as site distant from community facilities and school.						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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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Site includes a steeply sloping site which could potentially result in soil erosion.	SV	0	Steeply rising ground on elevated exposed slopes of Gallow Hill	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	Site includes a steeply sloping site which could potentially result in soil erosion.								
SEA OVERVIEW	Potential impact on soils as steeply sloping site which could potentially result in soil erosion.						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	DGC hold flood records in connection to this site. Culverted system within the site boundary. Sensitive infrastructure in close vicinity of the site. Flood Risk Assessment required. SEPA hold a record of flooding in proximity of the site in May 2011 and December 2013 attributed to surface water/drainage flooding.	C	X	Flood risk assessment would require to be agreed with SEPA. A surface water flood hazard has been identified with various records of flooding in the area and should be discussed with FPA and Scottish Water.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Moffat Waste Water Treatment Works has sufficient capacity	C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat Water Treatment works has sufficient capacity	C	0		0	
PLANNING OVERVIEW	Flood risk assessment would require to be agreed with SEPA. A surface water flood hazard has been identified with various records of flooding in the area and should							

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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	be discussed with FPA and Scottish Water.								
SEA OVERVIEW	Potential flood risk area attributed to surface water/drainage flooding and flood risk assessment would require to be agreed with SEPA.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	East – woodland and mature trees of Gallowhill. South – agricultural land West and north - Housing		0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0		
PLANNING OVERVIEW	Unlikely to decrease air quality								
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N			0			
Does the site have existing and potential mineral extraction					0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH				0		0	
Do sites for potential waste management facilities comply with the locational criteria		n/a			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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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		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	No known service constraints										
SEA OVERVIEW	Negative SEA impact as involves loss of greenfield land						SEA SCORE: X				

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 1 no. dwellinghouse lies to the rear of development off Hydro Avenue. The site would appear to be landlocked and does not abut any public road. Access would be via garden ground of existing development outwith the application site. It should be noted that any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	The site would appear to be landlocked and does not abut any public road. Access would be via garden ground of existing development outwith the application site.								

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		West			SV	O			O	
Can the site make best use of solar gain		Y			SV	O			O	
Is the site protected from prevailing winds		N	Exposed to prevailing winds given aspect and height			SV	X	Appropriate layout and high quality construction should take into account aspect and prevailing winds to the south west		O
PLANNING OVERVIEW	Appropriate layout and high quality of construction should take into account aspect and prevailing winds to the south west									
SEA OVERVIEW	Negative SEA impact in terms of exposure to south west wind. Appropriate mitigation in terms of layout and high quality of construction should take into account aspect and prevailing winds to the south west						SEA SCORE: 0			

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - Outside conservation area. No Listed Buildings. Northern approach to town and dramatic hill so care should be taken not to spoil this with design.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					
		Archaeological site	N	Garden or Designed Landscape	N					

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 opportunity to enhance or improve access to the historic environment	L				N		N		
PLANNING OVERVIEW	Elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat. High quality design required given exposed nature of site.								
SEA OVERVIEW	No impact on cultural designations						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs		RSAs	Y	Comment Inappropriate allocation over steeply rising, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and part of the towns visual signature. Adverse impact on Moffat Hills RSA and the wider countryside. Regional Scenic Area of Moffat Hills.			
		Wild Land		TPOs					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Steeply rising, elevated exposed slopes of Gallow Hill, ancient/semi natural woodland and important to the setting of Moffat			C/SV	XX		XX
Will development of the site be well integrated visually with the existing settlement		N					XX		XX
Are there any locally attractive views that will be impacted by development of the site		Y	Adverse impact on Moffat Hills			C/SV	XX		XX
PLANNING OVERVIEW	Adverse impact on landscape setting of Moffat, wider countryside and Moffat Hills Regional Scenic Area. Allocation not recommended.								
SEA OVERVIEW	Significant negative impact on the landscape as inappropriate allocation over steeply rising ground on, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area						SEA SCORE: XX		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y								
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	Y	The site would appear to be landlocked and does not abut any public road. Access would be via garden ground of existing development outwith the application site.							
Can the site be delivered within the LDP timeframe	N								
OVERALL PLANNING COMMENT	The site has not been included in the MIR due to the significant adverse impact on the landscape as inappropriate allocation over steeply rising ground on, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area. Would involve loss of greenfield land. Issues of significant environmental and landscape impact. There are also road access constraints, as the site would appear to be landlocked and does not abut any public road.								
OVERALL SEA COMMENT	Significant negative impact on landscape as adverse impact on Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area. Negative impact on biodiversity as potential adverse impact on Gallow Hill Wood an ancient/semi natural woodland, population and health as site distant from								

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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	community facilities and school, soils as steeply sloping site which could potentially result in soil erosion and material assets as involves loss of greenfield land.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.H204	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Market Place Parks			
Settlement: Moffat	Current use: Agricultural land	Existing LDP allocations/ designations: n/a	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 0.79ha	Proposed use: housing	HMA: Dumfries	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	X	X	0	0	0	X	0	0	XX

Scoring Guidance

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

Legends

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		Y		Comments: The site lies immediately to the west of Gallowhill Wood ancient/semi natural woodland and important to the setting of Moffat			
Are there any known invasive species within the site	N							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to loss of greenfield site adjoining Gallowhill Wood - ancient/semi natural woodland.	GIS	X			X	
PLANNING OVERVIEW	Development of the site could have an adverse impact on Gallowhill Wood - ancient/semi natural woodland.							
SEA OVERVIEW	Negative SEA impact as potential habitat fragmentation due to loss of greenfield site adjoining Gallowhill Wood - ancient/semi natural woodland.						SEA SCORE: X	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA										
		Distance (km)	1	Comment: Network of core paths and right of ways immediately adjacent to site. Core paths 293 to Gallow Hill and 292 to Moffat Hills							
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								
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Moffat	Moffat								
	Capacity:	34	120								
	Distance:	1	1								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	Site distant from community facilities and school										
SEA OVERVIEW	Negative SEA impact as site distant from community facilities and school.									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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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)		0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Exposed rising ground on elevated exposed slopes of Gallow Hill		0		0	
Are there any contaminated soils issues on the site		N			0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0		0	
PLANNING OVERVIEW	Exposed rising ground on elevated exposed slopes of Gallow Hill							
SEA OVERVIEW	No impact on soils.						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas	SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	C	Culvert system located within site boundary. Sensitive infrastructure in vicinity of site. DGC hold flood records in connection to the site. Historic problems with pluvial flooding in connection with this site. SEPA advise that a minor potentially culverted watercourse may flow adjacent or through the site which could represent a potential flood risk. A Flood Risk Assessment is required.	C	X	Flood Risk Assessment required which would require to be agreed with SEPA	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	X		X	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	C	Moffat Waste Water Treatment Works has sufficient capacity	C				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	C	Moffat Water Treatment works has sufficient capacity	C				

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	Flood Risk Assessment required which would require to be agreed with SEPA. Culvert system located within site boundary.								
SEA OVERVIEW	Potential flood risk area and flood risk assessment would require to be agreed with SEPA.						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N				0		0	
Does the site have existing and potential mineral extraction		N				0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0		0	

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		
Comment No known service constraints											
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	No known service constraints										
SEA OVERVIEW	Negative SEA impact as involves loss of greenfield land								SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 2 no. dwellinghouses lies to the north of an access track (also core path) which runs from Old Well Road to Beechwood Road. It may be possible to take access from this track, however this would involve land outwith the application site. 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	Road constraint as site remote from public road and access would involve land outwith the site.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		South west			SV	0		0		
Can the site make best use of solar gain		Y			SV	0		0		
Is the site protected from prevailing winds		N	Exposed to prevailing winds given aspect and height			SV	0	Appropriate layout and high quality construction should take into account aspect and prevailing winds to the south west		
PLANNING OVERVIEW	Appropriate layout and high quality of construction should take into account aspect and prevailing winds to the south west									
SEA OVERVIEW	Negative SEA impact in terms of exposure to south west wind. Appropriate mitigation in terms of layout and high quality of construction should take into account aspect and prevailing winds to the south west								SEA SCORE: 0	

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment Historic 18th century market site, mitigation probably required. Outside conservation area but on rising ground in the setting and in the rear view of Category B group of 4 Listed Buildings on Hartfell Crescent and many other historically interesting tall stone houses in same street. Great care would be needed to preserve the character; ideally side by side dwellings fronting track off Old Well Road with only gardens up the slope with good large scale tree planting for future screening.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N					
		Archaeological site	Y							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L									

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	To the rear of various listed buildings and many other historically interesting tall stone houses in same street. Great care would be needed to preserve the character and setting.							
SEA OVERVIEW	Potential impact on historic site which would require evaluation and appropriate mitigation						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land		RSAs TPOs		Comment Inappropriate allocation over steeply rising, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and part of the towns visual signature. Extension of the town would have adverse impact on Moffat Hills RSA and the wider countryside. Regional Scenic Area of Moffat Hills. Maybe some potential for individual plots at slope base, below 140m.	
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	Elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and part of the towns visual signature. Extension of the town would have adverse impact on Moffat Hills RSA and the wider countryside		C/SV	XX		XX
Will development of the site be well integrated visually with the existing settlement		N				XX		XX
Are there any locally attractive views that will be impacted by development of the site		Y	Adverse impact on Moffat Hills			XX		XX
PLANNING OVERVIEW	Adverse impact on landscape setting of Moffat, wider countryside and Moffat Hills Regional Scenic Area. Allocation not recommended							
SEA OVERVIEW	Significant negative impact on the landscape as inappropriate allocation over steeply rising ground on, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area						SEA SCORE: XX	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
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	Y	Road constraint as site remote from public road and access would involve land outwith the site.
Can the site be delivered within the LDP timeframe	N	
OVERALL PLANNING COMMENT	The site has not been included in the MIR as the site would have a significant adverse impact on the landscape as inappropriate allocation over steeply rising ground on, elevated exposed slopes of Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area. Would involve loss of greenfield land. Issues of significant environmental and landscape impact. There are also roads constraints, as the site is remote from the public road and access would require land in third party ownership.	
OVERALL SEA COMMENT	Significant negative impact on landscape as adverse impact on Gallow Hill, which is important to the setting of Moffat and Moffat Hills Regional Scenic Area. Negative impact on biodiversity as potential adverse impact on Gallow Hill Wood an ancient/semi natural woodland, population and health as site distant from community facilities and school, and material assets as involves loss of greenfield land.	

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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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.B&I201	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): No planning history on site.	
Site name: Lowhouses			
Settlement: Moffat	Current use: Agriculture	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 11.42 ha	Proposed use: Mixed uses including farm shop, retail and business/industry uses	HMA: Dumfries	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	X	?	XX	0	0	XX

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No comments.									
Are there any known invasive species within the site		N			GIS, C, SV	0		0	N
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N			GIS, C, SV	0		0	N
PLANNING OVERVIEW	No biodiversity issues have been raised at this stage.								
SEA OVERVIEW	Neutral SEA impact						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				GIS, O	0		0	N		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Distance (km)									
			Right of Way	N	Comment: There are rights of way close to the site. The A701 has a pedestrian footway on one side and is a designated as an on-road cycle route.							
			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	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	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:		Moffat Primary / Beattock Primary				Moffat Academy					
	Capacity:		34 in Moffat /33 in Beattock				120					
	Distance:		1-5km				1-5km					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0		0	N		
PLANNING OVERVIEW	The site is proposed for business and industry. Potential for access to local facilities. Bus service runs past site, potential to cycle and walk from Beattock or Moffat; good access to motorway network. Strategic location next to J15 of M74. No rail connection.											
SEA OVERVIEW	Relatively sustainable location so positive SEA impact						SEA SCORE: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute) Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.	4.2 GIS	0		0	N	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		GIS, SV	0		0	N	
Are there any contaminated soils issues on the site		N		C	0		0	N	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		GIS, SV	0		0	N	
PLANNING OVERVIEW	The site is of agricultural quality although the soil type is not of high quality								
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV, GIS, C	0		0	N
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	Minor watercourse flows through the site which could represent a potential flood risk. There are various records of flooding. As a surface water flood hazard has been identified it should be discussed with FPA and Scottish Water.	C	X	Flood Risk Assessment is required which would require to be agreed with SEPA Design and layout should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.	0	Y
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	Appropriate SUDS required. Appropriate buffer to water features on site. Presumption against culverting.	C, GIS	0	Surface and waste water management plans required and provision of a SUDS required within site and inclusion of buffer for watercourse.	0	Y
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Outwith Water Treatment Works zone [SW]. Large site remote from sewer - options for private drainage limited which may constrain development of site	C	X	Infrastructure scheme for waste water treatment required.	0	Y

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			[SEPA].						
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Moffat WTW has sufficient capacity however, 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.	C	0	Flow and Pressure test or Water Impact Assessment may be required Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0	Y	
PLANNING OVERVIEW	There are a number of significant flood and waste water issues to resolve before development would be acceptable and which may constrain the area of the site that could be developed								
SEA OVERVIEW	Negative SEA impact due to potential to displace surface water flooding.						SEA SCORE: X		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Although most of the surrounding land is agriculture, the proximity of the M74 junction introduces potential for air pollution depending on the character of the uses in the development						
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)									
PLANNING OVERVIEW	Dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered along with any mitigation measures as part of the determination of any planning application.								
SEA OVERVIEW	There are potentially negative SEA impacts but this is not known.						SEA SCORE: ?		

MATERIAL ASSETS									
Is the site.....		Brownfield	N	Comment: The site is agricultural land.					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	GIS, SV, O	X		X	N
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or		N			GIS, SV	X		X	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		GIS, C	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			Pylons Y Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline Y					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS MoD Carlisle Airport Coal Authority HSE					
PLANNING OVERVIEW	Proximity to gas pipeline and high voltage electricity line and pylons which would impose significant site constraints							
SEA OVERVIEW	Significant negative SEA impact						SEA SCORE: XX	

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 taken from the A701 public road. This section of road is outwith the speed restricted area of Moffat. Any development of this site should be in conjunction with a suitable scheme for sustainable transport links. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.					Y
PLANNING OVERVIEW	There are no insurmountable road or access issues.							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site is raised and very exposed on all sides	SV, GIS, C	0		0	N
Can the site make best use of solar gain		Y	Potential for roofs to include PV and for orientation to benefit from solar gain	SV, GIS	+		+	N
Is the site protected from prevailing winds		N	Little opportunity to shield from prevailing wind	SV, GIS	X		X	N
PLANNING OVERVIEW	There are good and bad points in respect of climatic factors							
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Lochhouse Tower on the south-east side of the A701 is a Category B Listed tower house; the proposed development site is on rising land and raised development of large scale buildings has the potential to have a detrimental impact on the setting of the Listed Building although there are already 40m+ pylons on the northern edge of the site. Very sensitive design and screening with natural planting may allow modest amount of development but once established pressure will be to expand! Adjacent to areas of archaeological interest in relation to medieval settlement at Lochhouse. Evaluation may be required.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			C, SV, GIS	X	Design of scheme introduces significant buffer zone. Archaeological evaluation of site.	0 Y
PLANNING OVERVIEW	Significant evaluation and design issues to be overcome to take account of historic environment							
SEA OVERVIEW	Potential for negative SEA impact unless great care in scheme design						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSA	N	Comment Significant landscape issues which would be difficult to mitigate against: Open greenfield site, remote from but highly visible when leaving settlement and from surrounding uplands in long views (also approach from M74/slip road). Previous comments: Important to the rural character of the setting and approach to Moffat. Not a natural extension to the settlement.			
		Wild Land	N	TPO	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	Other than water course and landscaped boundary features. Raised site is part of rural landscape			SV, C	X	Very good landscape scheme in well-designed layout	X Y
Will development of the site be well integrated visually with the existing settlement		N	Separate from any settlement in an area of very little built development			SV, C	X		X Y
Are there any locally attractive views that will be impacted by development of the site		Y	Views to the site and beyond are part of rural scenery			SV, C	X	Design layout to preserve some views.	0 Y
PLANNING OVERVIEW	The site is highly prominent in a rural landscape and not associated with any development nor in a traditional place for settlement. It would be very difficult to find a way to integrate it with its surroundings								
SEA OVERVIEW	Negative SEA impact on character of the landscape						SEA SCORE: XX		

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		Y						
Are there any known restrictive covenants or ransom strips		Y	Not covenants as such but lots of pipeline issues to contend with					
Can the site be delivered within the LDP timeframe		?						
OVERALL PLANNING COMMENT			The site has been proposed for mixed uses including farm shop and retail and business/industry uses. The plan does not make any specific allocations for this type of development as there are policies which would be used to assess any proposal of this type. The site is remote from the settlement and it may be difficult to address the impact development may have on the landscape. Development of the site is also constrained by proximity to a gas pipeline and overhead electricity lines. There may be air quality issues arising from vehicle trips associated with new uses which are not fully determined.					
OVERALL SEA COMMENT			The poor integration of development of the site into the landscape, the loss of agricultural/greenfield site and the challenges to be overcome in the water environment and the effect on the setting of the Listed Building and need for archaeological evaluation are the many aspects of the site which have a negative SEA impact.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.MU201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Hammerlands (east of River Annan)			
Settlement: Moffat	Current use: Hammerlands Visitor Centre – Visitor and fishing centre, ponds, garden centre and café, caravan and camping site, lochans and grazing land	Existing LDP allocations/ designations: n/a	
OS Grid Reference (Easting, Northing): 308708 604671			
Site Size (ha): 29.7ha	Proposed use: Mixed uses including retail, commercial/industrial and leisure.	HMA: Dumfries	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	X	+	0	XX	0	X	0	0	XX

Scoring Guidance

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

Legends

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: Area includes ponds, wetlands and trees of some biodiversity interest, but may be possible to incorporate into development.			
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	Area includes ponds, wetlands and trees of some biodiversity interest		C	X	Any development should consider these biodiversity factors in any development proposal		X
PLANNING OVERVIEW	Any development should consider these biodiversity factors in any development proposal							
SEA OVERVIEW	Negative impact on a range of biodiversity factors.						SEA SCORE: X	

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.	MA	N	Immediately adjoining open space associated with Moffat schools. The northern field is used for events and in combination with the caravan park and adjacent open spaces, creates a green corridor into the heart of the settlement			0	Development should consider open space links and pedestrian links to town centre		0		
Distance to nearest area of open space		Distance (km)	0		Comment: Right of way traverses site and links site to town centre. Also right of way along River Annan						
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								
		Core path	0								
		Cycle path	0								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Moffat		Moffat							
	Capacity:	34		120							
	Distance:	1		1							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	Immediately adjoining new school and design should take into account of existing pedestrian route (right of way) through site and links to town centre.										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.							SEA SCORE: +			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Low lying flat site with ponds and lochans Site is generally flat (floodplain) and has a high amenity value due to current land-uses (in particular the fish ponds and surrounding tree cover)	SV	0		0		
Are there any contaminated soils issues on the site		Y	There is a former sewage works to the north of the existing sewage treatment works. The site completely bounds the existing sewage works.	C	X	A cordon sanitaire should be maintained around the existing sewage works and any development should be offset at an appropriate distance from the works. Investigation of this area would be required before development.	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	A cordon sanitaire should be maintained around the existing sewage works and any development should be offset at an appropriate distance from the works.								
SEA OVERVIEW	No impact on soils subject to a contaminated land investigation on the site of the former sewage works located to the north of the existing works.						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Ponds and lochans, watercourses, ditches traverse site. Also evidence of boggy areas.	SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fluvial SEPA flood maps. Multiple bodies of water traverse the site. DGC hold records of flooding in connection to the site. The Councils Flood Risk Management Team objects in principle to development of this site. SEPA advises that a substantial part of the site may lie within the 1 in 200 year floodplain of the River Annan and Birnock Water. A Flood Risk Assessment required.	C	XX	The Councils Flood Risk Management Team objects in principle to development of this site. Development of the site cannot be supported due to flood risk	XX	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	XX		XX	
Is there sufficient capacity for the	PHH	Y	Moffat Waste Water Treatment Works has sufficient	C	0	Combined sewer within site	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 public foul sewer			capacity					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Moffat Water Treatment Works has sufficient capacity	C	0	Water main within site	0	
PLANNING OVERVIEW	The Councils Flood Risk Management Team objects in principle to development of this site as it lies within the 1 in 200 year floodplain of the River Annan and Birnock Water..							
SEA OVERVIEW	Significant negative impact as area subject to high flood risk						SEA SCORE: XX	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – caravan and camping site and Moffat schools. The northern field is used for events and in combination with the caravan park and adjacent open spaces, creates a green corridor into the heart of the settlement East – housing. South – site bounded by River Annan and embankments. West - Birnock Water and allocated mixed use site MOF.MU2 beyond	SV	0	A cordon sanitaire should be maintained around the existing sewage works and any development should be offset at an appropriate distance from the works.	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0	
PLANNING OVERVIEW	A cordon sanitaire should be maintained around the existing sewage works and any development should be offset at an appropriate distance from the works.							
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE:0	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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		Y	There are a range of existing structures on the site associated with the existing Hammerlands Visitor centre	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
materials/resources								
Does the site have existing and potential mineral extraction		N		GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		GIS	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		GIS	0		0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
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	No known servicing constraints							
SEA OVERVIEW	Negative impact as would involve loss of greenfield land						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			There is an existing private access from the end of Jeff Brown Drive which serves the Hammerlands Centre, Jeff Brown Drive also serves the existing school. There are multiple watercourses throughout the site which should be taken into consideration. It may be appropriate to consider this site alongside the neighbouring MOF.MU202. There is an existing structure across the River Annan, however construction of a new structure would allow connectivity to the A701. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
PLANNING OVERVIEW	There is an existing private access from the end of Jeff Brown Drive which serves the Hammerlands Centre								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South		SV	0		0	
Can the site make best use of solar gain		Y		SV	0		0	
Is the site protected from prevailing winds		N	Exposed to prevailing winds	SV	0	Appropriate layout and high quality construction should take into account aspect and prevailing winds to the south west	0	
PLANNING OVERVIEW	Appropriate layout and high quality of construction should take into account aspect and prevailing winds to the south west							
SEA OVERVIEW	Negative SEA impact in terms of exposure to south west wind. Appropriate mitigation in terms of layout and high quality of construction should take into account aspect and prevailing winds to the south west						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings and outside conservation area. Like land south of the river this is an important area of backdrop to Moffat and unless only one or two large footprint buildings with areas of space between were used, multiple dwellings on this site would spoil much of the attraction of Moffat.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
			Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			0		0		
PLANNING OVERVIEW	Site important to backdrop of Moffat. The design and layout should include one or two large footprint buildings								
SEA OVERVIEW	No impact on cultural heritage designations						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment Large site with multiple uses but limited scope for further built development: It is influenced by and is important to the setting of the adjacent caravan park, retail centre, town park and high school. Site is generally flat (floodplain) and has a high amenity value due to current land-uses (in particular the fish ponds and surrounding tree cover) and attractive vistas across and to/from the site. A sewage works lies within the eastern part of the site with new housing to the north-east and open countryside to the south. These elements influence the eastern part of the site and reduce scope for some forms of development (eg housing). The northern field is used for events and in combination with the caravan park and adjacent open spaces, creates a green corridor into the heart of the settlement. The site is strongly contained by the river to the west.		
			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		Y	Large site with multiple uses but limited scope for further built development. Influenced by and is important to the setting of adjacent uses and built environment of Moffat. Site is generally flat (floodplain) and has a high amenity value due to current land-uses and attractive vistas across and to/from the site.			C	XX		XX
Will development of the site be well integrated visually with the existing settlement		N	Limited scope to integrate development into existing settlement.			C	XX		XX
Are there any locally attractive views that will be impacted by development of the site		Y	Attractive vistas across and to/from the site. Adverse impact on setting of Moffat and Regional Scenic Area			C	XX		XX
PLANNING OVERVIEW	Limited scope for further built development due to high amenity value of current land uses and attractive vistas across and to/from the site important to the setting of Moffat. Impact on setting of Moffat and Regional Scenic Area								
SEA OVERVIEW	Significant negative adverse impact on the landscape setting of Moffat due to high amenity value of current land uses and attractive vistas across and to/from the site important to the setting of Moffat.						SEA SCORE: XX		

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

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site lies immediately adjacent to settlement boundary for Moffat
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	The site has been proposed for mixed uses including retail, commercial/industrial and leisure type development. The plan does not make any specific allocations for this type of development as there are policies which would be used to assess any proposal. The site is not included in the MIR due to flood risk (objection by Flood Risk Management Team) and adverse landscape impact on the setting of Moffat.	
OVERALL SEA COMMENT	Significant negative SEA impact as adverse impact on water as area subject to high flood risk and adverse impact on landscape setting of Moffat. Negative impact on biodiversity factors and material assets as would involve the development of greenfield land. Positive SEA impact in terms of Population and Human Health as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOF.MU202	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Hammerlands (west of River Annan)			
Settlement: Moffat	Current use: Agricultural land	Existing LDP allocations/ designations: none	
OS Grid Reference (Easting, Northing):			
Site Size (ha): 19.6	Proposed use: Mixed uses including flood compensation storage area	HMA: Dumfries	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	X	+	0	XX	0	X	0	0	XX

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	Y	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: Area includes wetland habitats of some interest, but may be possible to incorporate into development.			
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	Area includes wetland habitats of some interest. Community nature reserve to south of site		SV	X	May be possible to incorporate into development		X
PLANNING OVERVIEW	Any development should consider these biodiversity factors in any development proposal and potential links to local nature reserve							
SEA OVERVIEW	Negative impact on a range of biodiversity factors.						SEA SCORE: X	

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	Site lies immediately south of Station Park			Development should consider open space links and pedestrian links to town centre		0			
			Distance (km)	0							
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: A701 forms part of long distance Annandale Way and on road cycle route linking Moffat and Beattock. Right of Way along eastern bank of River Annan.							
		Core path	Y								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	
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:		Moffat				Moffat				
	Capacity:		34				120				
	Distance:		1				1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	Any development should consider open space links and pedestrian links to town centre										
SEA OVERVIEW	Positive SEA Impact as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			0		0		
Are there any contaminated soils issues on the site		Y	No previous known use. Dismantled railway intersects site. Ground immediately adjacent to railway may require soil testing to make sure suitable for use.	C	X	Ground immediately adjacent to former railway may require soil testing to make sure suitable for use.	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0		0		
PLANNING OVERVIEW	Ground immediately adjacent to former railway may require soil testing to make sure suitable for use.								
SEA OVERVIEW	No impact on soils subject to appropriate mitigation and soil testing on ground immediately adjacent to former railway to make sure suitable for use.						SEA SCORE:0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Site lies immediately south of River Annan. Streams and ditches cross site. Evidence of boggy areas.	SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	SEPA - A substantial part of the site may lie within the 1 in 200 year floodplain of the River Annan and Birnock Water. A Flood Risk Assessment required. Site appears in medium likelihood fluvial SEPA flood maps. Multiple bodies of water traverse the site. DGC hold records of flooding in connection to the site. The FRMT would object in principle to development of this site.	C	XX	Objection by the Council's Flood Risk Management Team to development of this site due to high flood risk. It should be noted that a flood protection study will commence in 2017/18 for Moffat which will address issues of river flooding within the area of the River Annan and the Birnock Water	XX	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Potential development of allocation could increase the probability of flooding elsewhere	C	X		X	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Outwith Waste Water Treatment Zone	C	X		X	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Moffat Water Treatment Works has sufficient capacity	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply						what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	Objection by the Council's Flood Risk Management Team to development of this site due to high flood risk. It should be noted that a flood protection study will commence in 2017/18 for Moffat which will address issues of river flooding within the area of the River Annan and the Birnock Water. The potential use of this area as a flood compensation area would require to be assessed in this context.								
SEA OVERVIEW	Significant negative adverse impact due to high flood risk. The site is not included in the MIR due to flood risk (objection by the Council's Flood Risk Management Team) a						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – River Annan and river embankments. East and south – agricultural land. West – residential properties on A701	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N			0		0		
PLANNING OVERVIEW	Unlikely to decrease air quality								
SEA OVERVIEW	Unlikely to decrease air quality						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....			Brownfield		Comment			
			Greenfield	Y				
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		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					GIS	0		0
Does the site have existing and potential mineral extraction					GIS	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH			GIS	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		GIS	0			0
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N			Comment No known service constraints		
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	No known service constraints							
SEA OVERVIEW	Negative SEA impact as would involve loss of greenfield land						SEA SCORE: X	

ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		Existing bellmouth access onto the A701 with satisfactory visibility available in each direction. It may be appropriate to consider this site alongside the neighbouring MOF.MU201. There is an existing structure across the River Annan, however construction of a new structure would allow connectivity from MOF.MU201 to the A701. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards						
PLANNING OVERVIEW	Existing access can be achieved on to the A701 with satisfactory visibility available in each direction							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South		SV	0		0	
Can the site make best use of solar gain		Y		SV	0		0	
Is the site protected from prevailing winds		N	Exposed to prevailing winds	SV	0	Appropriate layout and high quality construction should take into account aspect and prevailing winds to the south west	0	
PLANNING OVERVIEW	Appropriate layout and high quality of construction should take into account aspect and prevailing winds to the south west							
SEA OVERVIEW	Negative SEA impact in terms of exposure to south west wind. Appropriate mitigation in terms of layout and high quality of construction should take into account aspect and prevailing winds to the south west						SEA SCORE:0	

CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment Archaeology - Western part of site contains embankment from former railway. No other historic environment issues identified for this site, as of July 2016
		Conservation Area	N	Inventory of Historic Battlefield	N	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N	Historic Built Environment - Site overlooked by Category B Listed group of stone buildings and structures at Langshawbush one with turret which presumably was built for views out. Outside conservation area but part of approaches to Annan Bridge. Development of any of this site would not enhance Moffat.	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				0		0
PLANNING OVERVIEW	Any development should take into account the setting of adjacent listed buildings setting of Annan Bridge							
SEA OVERVIEW	Potential impact on cultural heritage but any development should take into account the setting of adjacent listed buildings setting of Annan Bridge						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment Unlikely to be suitable for built development: Large open greenfield site outwith and separated from main settlement by park and river Annan. Strong rural character influenced by parkland to north and long views across valley to south and east. Southern sector in particular feels remote from settlement and has a strong rural sense of place formed by open agricultural character. South-western boundary is not strong and could create an arbitrary limit to built development leading to pressure to extend into the next field system.	
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	Southern sector in particular feels remote from settlement and has a strong rural sense of place formed by open agricultural character. South-western boundary is not strong and could create an arbitrary limit to built development leading to pressure to extend into the next field system.			C	XX	XX
Will development of the site be well integrated visually with the existing settlement		N	Unlikely to be suitable for built development: Large open greenfield site outwith and separated from main settlement by park and River Annan			C	XX	XX
Are there any locally attractive views that will be impacted by development of the site		Y	Strong rural character influenced by parkland to north and long views across valley to south and east.			C	XX	XX
PLANNING OVERVIEW	Unlikely to be suitable for built development: Large open greenfield site outwith and separated from main settlement by park and River Annan							
SEA OVERVIEW	Significant adverse impact on landscape setting of Moffat and approach to town						SEA SCORE: XX	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Landowner would welcome discussions with Council to discuss potential engineering solutions to address existing flooding issues in Moffat
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL PLANNING COMMENT	The site has been proposed for mixed uses including a flood compensation storage area. The plan does not make any specific allocations for this type of development as there are policies which would be used to assess any proposal. The site is not included in the MIR due to flood risk (objection by the Council's Flood Risk Management Team) and adverse landscape impact on the setting of Moffat. It should be noted that a flood protection study will commence in 2017/18 for Moffat which will consider issues of river flooding within the area of the River Annan and the Birnock Water.							
OVERALL SEA COMMENT	Significant negative SEA impact as adverse impact on water as area subject to high flood risk and adverse impact on landscape setting of Moffat. Negative impact on biodiversity factors and material assets as would involve the development of greenfield land. Positive SEA impact in terms of Population and Human Health as site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport							