

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: A74(M).B&I1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 16/P/4/0008 Consent granted 19 July 2016 for timber treatment plant and associated uses in relation to southern area of site (8.8ha). 6.5ha remaining – northern part of site	
Site name: Hangingshaws, Johnstonebridge	Current use: Part developed as lorry park, timber processing park and ancillary uses.	Existing LDP allocations/ designations:	
Settlement: A74(M)			
OS Grid Reference (Easting, Northing): 310620, 589599	Proposed use: Business and industry	HMA: B&I	
Site Size (ha): 20.48			

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

Scoring Guidance

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

Legends

<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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

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

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N/A									
		Distance (km)	N	Comment:							
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	5	Sports facilities	5	Hospitalities	1	Local shops (convenience)	5	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:										
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
		Located 2 miles south of A74 (M) Junction 16 and motorway services at Johnstonebridge									
SEA OVERVIEW	Negative SEA impact as distant from community facilities and amenities.						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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)		O	O	Site previously agricultural land now under development, but not prime land	O	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat site			0		0	
Are there any contaminated soils issues on the site		N	No known previous use.			0	The site is bounded to the east by the main west coast rail line and a contaminated land assessment will be required for the area adjacent to the rail line with appropriate mitigation measures.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N				0			
PLANNING OVERVIEW	Site previously agricultural land now under development, but not prime land								
SEA OVERVIEW	Site previously agricultural land now under development, but not prime land						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 stream traversing site	SV	Y				
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	Body of water traverses the site. Drainage impact assessment may be required. SEPA - A minor watercourse flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	C	x		A Flood Risk Assessment is required which will require to be agreed with SEPA and the Council. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Not within a Waste Water Treatment Works zone.	C					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity.	C	0			0	
PLANNING OVERVIEW	Site lies outwith Waste Water Treatment Works Zone. Sufficient capacity to connect to mains water supply. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.								
SEA OVERVIEW	Potential flood risk identified. A Flood Risk Assessment is required to be submitted and agreed by SEPA and the Council.						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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

Appropriate surface water management measures should be adopted.

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	Adjacent to railway line on east. To the north Old Tollbar Cottage and Dinwoodie Hotel and to the south residential properities					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
PLANNING OVERVIEW	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application. Development proposals will need to demonstrate that they will not have any significant adverse impact on the residential amenity of nearby houses.							
SEA OVERVIEW	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						SEA SCORE: ?	

MATERIAL ASSETS

Is the site.....		Brownfield		Comment Greenfield site currently being developed in series of phases				
		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		n/a						

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

set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	0		
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 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 site has been granted Planning Permission under 16/P/4/0008. This proposal incorporates alterations to the B7076 with provision of a roundabout to serve the site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' and the Design Manual for Roads and Bridges with parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	This site has been granted Planning Permission under 16/P/4/0008. This proposal incorporates alterations to the B7076 with provision of a roundabout to serve the site.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		South							
Can the site make best use of solar gain		Y							
Is the site protected from prevailing winds		Y							
PLANNING OVERVIEW	No impact in terms of climatic factors								
SEA OVERVIEW	No impact in terms of 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 - Archaeological works have taken place in the southern half of the site, no further mitigation required there. North-eastern corner of site contains prehistoric enclosure, possibly a settlement. Advise leaving as open ground. Historic Built Environment - Require to add reference to adjacent listed buildings - Cat A Listed Old Tollbar Cottage at Dinwoodie, designed by Thomas Telford and dating from 1820, is located 65m from the north-west corner of this site. Some consideration should be given to managing the impact of HGV traffic on the cottage to minimise risk of gradual damage.			
		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	L								

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

opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	Potential impact on archaeology remains and adjacent listed buildings which should be taken into account with appropriate mitigation measures. North eastern corner of site contains prehistoric enclosure and should be left as open ground. Consideration should be given to managing the impact of HGV traffic on the nearby Old Toll Bar cottage (Category A) to minimise risk of damage.								
SEA OVERVIEW	Some impact on archaeology remains and adjacent listed buildings which should be taken into account with appropriate mitigation measures.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment Landscape and trees conditioned as part of consent granted 16/P4/0008			
			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					0	Mature oak trees on site must be safeguarded and protected during construction and operational phases.	0	
Will development of the site be well integrated visually with the existing settlement		n/a					0		0	
Are there any locally attractive views that will be impacted by development of the site		N					0			
PLANNING OVERVIEW	Landscaping scheme and trees conditioned as part of consent granted 16/P4/0008									
SEA OVERVIEW	Landscaping scheme and trees conditioned as part of consent granted 16/P4/0008							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in the adopted LDP. Full consent (16/P/4/0008) granted July 2016 for timber treatment plant and associated uses for southern area of site (8.8ha)							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Landowners have agreed to disposal of remaining northern area of site and there is a current developer option to acquire the remaining area.							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y								
OVERALL PLANNING COMMENT	Allocated site for business and industry in the adopted LDP with full consent granted for business use on southern area of site (8.8ha). Current developer option to acquire remaining site area.								
OVERALL SEA COMMENT	Negative SEA impact in terms of Population and Human Health and Material Assets as distant from community facilities and involves the loss of greenfield land. Unknown impact in terms of Air Quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be assessed and any mitigation measures considered as part of the determination of any planning application.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: A74(M).B&I2	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Hayfield/Newhope, Kirkpatrick Fleming			
Settlement: A74(M)	Current use: Agricultural land	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 327993, 571205			
Site Size (ha): 26.24	Proposed use: Business and Industry	HMA: B&I	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No strategic comments from SNH					
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 designations in relation to this site								
SEA OVERVIEW	No designations in relation to this site						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N/A									
		Distance (km)	N	Comment:							
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								
		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		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:										
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
		Site lies to the north east of Kirkpatrick Fleming and to the east of the A74 (M) within 1 mile of Junction 21.									
SEA OVERVIEW	Site approx. 1 mile beyond Kirkpatrick Fleming and not well related to existing community facilities and bus routes.						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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

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	Site currently in agricultural use, but not prime land	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Sit relatively flat , slightly sloping towards A 74) M						
Are there any contaminated soils issues on the site		Y	The site includes part of a former foot and mouth pyre in the northeast.	C	X	This area would require investigation prior to development.	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0		
PLANNING OVERVIEW	Site currently in agricultural use, but not prime land								
SEA OVERVIEW	Site currently in agricultural use, but not prime land						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Minor streams and water courses traverses 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	Body of water traverses the site. Drainage Impact Assessment may be required. SEPA - Multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk.	C	X	Drainage Impact Assessment may be required. A Flood Risk Assessment is required to be submitted and agreed by SEPA and the Council.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Not within Waste Water Treatment Works Zone.	C				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Winterhope Water Treatment Works has sufficient capacity.	C		Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
PLANNING OVERVIEW	Site lies outwith Waste Water Treatment Works Zone. Sufficient capacity at Winterhope Water Treatment works. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.							

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

SEA OVERVIEW	Potential flood risk identified as multiple water courses flow through or along the site boundary. Drainage Impact Assessment may be required. A Flood Risk Assessment is required to be submitted and agreed by SEPA and the Council in order to identify the developable area.						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	Agricultural land currently in grazing and some adjacent houses		0	Development proposals will need to demonstrate that they will not have any significant adverse impact on the residential amenity of nearby houses. Buildings would require to be set back from neighbouring residential 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)			Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		X	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
PLANNING OVERVIEW	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application. Development proposals will need to demonstrate that they will not have any significant adverse impact on the residential amenity of nearby houses.							
SEA OVERVIEW	Unknown impact on air quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						SEA SCORE: ?	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment Greenfield site currently in agricultural use				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		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	PHH	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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

management site and could, therefore, compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			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						
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 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			The proposed site is located adjacent to the B6357. Improvements will be required from the A74 to the site along the B6357. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	The proposed site is located adjacent to the B6357. Improvements will be required from the A74 to the site along the B6357.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Southerly aspect						
Can the site make best use of solar gain		Y						
Is the site protected from prevailing winds		N		x	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions.		x	
PLANNING OVERVIEW	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions.							
SEA OVERVIEW	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions.						SEA SCORE: X	

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 - Area of known prehistoric archaeology on the eastern edge of the site. Would advise leaving as open ground. Evaluation and/or mitigation will be required. Historic Built Environment - No built heritage designations nearby.
		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	L	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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	Area of known prehistoric archaeology on the eastern edge of the site which should be left as open ground. Appropriate archaeological evaluation and/or mitigation will be required.								
SEA OVERVIEW	Potential SEA impact as area of known prehistoric archaeology on the eastern edge of the site which should be left as open ground.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment Scots pines, existing trees and hedgerows along B6357 road edges which should be retained as far as possible.		
			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	Scots pines, existing trees and hedgerows along B6357 road edges which should be retained as far as possible.				0	Existing trees and hedgerows should be enhanced with additional planting	0
Will development of the site be well integrated visually with the existing settlement		n/a					0	Structural planting to mitigate landscape impact from A(74)M will be required	0
Are there any locally attractive views that will be impacted by development of the site		N					0		0
PLANNING OVERVIEW	Structural planting to mitigate landscape impact from A(74)M will be required. Existing trees and hedgerows should be enhanced with additional planting								
SEA OVERVIEW	Structural planting to mitigate landscape impact from A(74)M will be required. Existing trees and hedgerows should be enhanced with additional planting						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in the adopted LDP.							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site in multiple ownerships and have confirmed interest in disposal/development of site.							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y								
OVERALL PLANNING COMMENT	Allocated site for business and industry in the adopted LDP. Site in multiple ownerships and have confirmed interest in disposal/development of site.								
OVERALL SEA COMMENT	Negative SEA Impact in terms of Population and Health, Material Assets and Climatic Factors as distant from community facilities, involves the loss of greenfield land and exposed to the prevailing wind, may require greater energy use for heating increasing carbon emissions. Unknown impact in terms of Air Quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be assessed and any mitigation measures considered as part of the determination of any planning application.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: A74(M).B&I3	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Redhouse, Kirkpatrick Fleming			
Settlement: A74(M)	Current use: Agricultural land	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 329487, 569801			
Site Size (ha): 28.19	Proposed use: Business and Industry	HMA: B&I	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

BIODIVERSITY, FAUNA AND FLORA

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA										
		Distance (km)	N	Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way									
		Core path									
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	5	Sports facilities		Hospitalities	1	Local shops (convenience)	5	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:										
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	Located within 1 mile of A74 (M) Junction21										
SEA OVERVIEW	Negative SEA impact as distant from community facilities and amenities.									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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)		0	Site currently in agricultural use, but not prime land	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site is relatively flat		0		0		
Are there any contaminated soils issues on the site		N	No known previous use.			The site is bounded to the north by the main west coast rail line and a contaminated land assessment will be required for the area adjacent to the rail line with appropriate mitigation measures.			
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N							
PLANNING OVERVIEW	Site currently in agricultural use, but not prime land								
SEA OVERVIEW	Site currently in agricultural use, but not prime land						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Multiple watercourses travers site and there is evidence of boggy areas	C/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	Body of water traverses the site. SEPA pluvial mapping suggests possibility of surface water flooding. SEPA - A minor watercourse flows along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.	C	0	Drainage Impact Assessment and Flood Risk Assessment required to be agreed with SEPA and the Council. Appropriate surface water management measures should be adopted.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Not within Waste Water Treatment Works Zone.	C				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Winterhope Water Treatment Works has sufficient capacity.	C	0	Please note there is a 2" water main just at East side of site along boundary Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this	0	

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

						development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	Site lies outwith Waste Water Treatment Works Zone. Sufficient capacity at Winterhope Water Treatment works. It should be noted there is a 2" water main just at East side of site along boundary. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. . A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.								
SEA OVERVIEW	Potential flood risk identified. Drainage Impact Assessment and Flood Risk Assessment required to be agreed with SEPA and the Council						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	Farm buildings and Redhouse Cottage adjoining site. To the west there is a further cottage and beyond Mill Forge Hotel, a hotel and restaurant business.	SV	0	Development proposals will need to demonstrate that they will not have any significant adverse impact on the residential amenity of nearby houses. Buildings would require to be set back from neighbouring residential 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)			Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions	SV	X	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?		
PLANNING OVERVIEW	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application. Development proposals will need to demonstrate that they will not have any significant adverse impact on the residential amenity of nearby houses.								
SEA OVERVIEW	Unknown impact on air quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						SEA SCORE: ?		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment Greenfield site currently in agricultural use				
		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		N	Redhouse Farm includes a group of vernacular rural buildings forming a courtyard steading.			0	0	Opportunities should be sought to retain these buildings.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development re-use an existing structure or recycle or recover on-site materials/resources									
Does the site have existing and potential mineral extraction		N			0		0		
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						
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 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 can be served by the B7076. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	This proposed site can be served by the B7076.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South west aspect						
Can the site make best use of solar gain		Y			0		0	
Is the site protected from prevailing winds		N			X	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions.		X
PLANNING OVERVIEW	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions.							
SEA OVERVIEW	Not sheltered from prevailing wind, may require greater energy use for heating increasing carbon emissions						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
--------------------------	-------------------	--------	---------	--------------------	----------------------	---------------------------	-----------------------	-----------------------

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building		Scheduled Monuments	N	Comment Archaeology - Small area of historic agricultural remains in western portion that would need recording prior to loss. Redhouse farm includes a nice group of vernacular rural buildings forming a courtyard steading. Opportunities should be sought to retain these buildings. Course of Roman road forms southern boundary – a watching brief might be required on works alongside the road. Historic Built Environment - Category B Listed Mill Forge Hotel to west of site on the B7076 Roman Road between the 'on' and 'off' M74 slip roads. Any proposed changes to road layout should endeavour to protect this building from increased HGV traffic.	
			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							
PLANNING OVERVIEW	Opportunities should be sought to retain these buildings.							
SEA OVERVIEW	Potential impact on cultural heritage - archaeological site as historic agricultural remains in western corner and course of Roman Road forms southern boundary. Archaeological recording would be required and a watching brief would be required in relation to development works alongside the Roman Road.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Existing trees and hedgerows along boundaries and plantation adjacent to B7076 and east of Redhouse cottage.				0	Landscape mitigation must include buildings set back from the B7076, existing hedgerows and trees along external boundaries retained and enhanced with additional planting, retention of existing plantation adjacent to B7076 and east of Redhouse cottage, and mitigation of adjacent residential properties.	0
Will development of the site be well integrated visually with the existing settlement		n/a					0	Structural planting to mitigate landscape impact from A(74)M and B7076 will be required	0
Are there any locally attractive views that will be impacted by development of the site		N					0		0
PLANNING OVERVIEW	Structural planting to mitigate landscape impact from A(74)M and B7076 will be required. Existing trees and hedgerows should be enhanced with additional planting								
SEA OVERVIEW	Structural planting to mitigate landscape impact from A(74)M and B7076 will be required. Existing trees and hedgerows should be enhanced with additional planting						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in the adopted LDP.						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y	Landowner has confirmed interest in disposal of site for development.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y						
OVERALL PLANNING COMMENT			Allocated site for business and industry in the adopted LDP. Landowner has confirmed interest in disposal of site for development.					
OVERALL SEA COMMENT			Negative SEA Impact in terms of Population and Health, Material Assets and Climatic Factors as distant from community facilities, involves the loss of greenfield land and exposed to the prevailing wind, may require greater energy use for heating increasing carbon emissions. Unknown impact in terms of Air Quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be assessed and any mitigation measures considered as part of the determination of any planning application.					