

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: AUC.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Rear of Main Street			
Settlement: Auchencairn	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 279700, 551366			
Site Size (ha): 0.91	Proposed use: Housing	HMA: Stewartry	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

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: There are no known designations affecting this site					
Are there any known invasive species within the site	N		GIS C	0			0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. Development could have an impact on field boundaries and existing trees.	SV	X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.		0		
PLANNING OVERVIEW	The existing trees and field boundaries should be retained as far as possible								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although a greenfield site it does not form part of the protected open space in the adopted LDP			SV	0			0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N								
		Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	N	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Auchencairn	Kirkcudbright Academy								
	Capacity:	11	193								
	Distance:	0-1	10-20								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

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	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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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)	4.1	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No previous known 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	There are no known soils issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There is a watercourse adjacent to the 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	N	Fluvial - adjacent to 1 in 200 flood outline. Watercourse adjacent to site. The Council and SEPA hold flood records in relation to this site. There is a historic well located on this site.		C	0	0	A basic Flood Risk Assessment , consisting of topographic information in the first instance and a detailed layout plan will be required.
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Auchencairn Septic tank has sufficient capacity.		O	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Glengap WTW has sufficient capacity. Please note there is a 160mm HPPE water main through site.		O	0	0	
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Flood Risk Assessment which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						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	The site is surrounded by housing and agricultural land	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	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Greenfield site					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused		SV	X		X	
Does the site have existing and potential mineral extraction		N			O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	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
		Comment There are no known servicing constraints in relation to the site							

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			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 of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The site lies to the north west of the C42s Main Street public road. There is an existing clearing with dropped kerb to the south of the site from which an access road could be formed. In designing an appropriate access junction, consideration should be given to the surrounding road network, in particular the existing spur of the C42s to the south west. Any proposed access road should not prejudice the potential of future development of land to the west. There is an existing narrow private access way between No. 43 & 45 Main Street through which a pedestrian/cycle link could be formed. There may be further potential to form pedestrian/cycle link via the private "Bakery Street" road. 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	An access can be achieved into the site											

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

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Northern boundary of site is adjacent to the former mill lade; well on south-eastern boundary line. There are Category C Listed Buildings adjacent to both of the points where the site joins Main Street.						
		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	L	Y	Development should complement and enhance the historic built environment			SV C	0	To preserve the strong frontage character any access between 43 Main Street and 45 [Cat C Listed] should be			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
to the historic environment						pedestrian/ cycle only. Alongside 61 Main Street [Cat C Listed] access should not impact on the traditional stone wall and railing frontages of 55 and 57 Main Street.			
PLANNING OVERVIEW	Development proposals should complement and enhance the historic built environment								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE												
Is the site within or adjoining any of the following		NSAs Wild Land	Y N	RSAs TPOs	Y N	Comment						
						In Solway Coast RSA, adjacent to East Stewartry Cost NSA						
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				Partial development of the site may be acceptable. Retain existing field boundaries. Keep development away from burn and retain existing trees.	SV C	X		Very careful consideration should be given to the layout of housing to preserve the traditional urban character of the village which has 'triangular' street patterns and dwellings should be of an appropriate height.	0	
Will development of the site be well integrated visually with the existing settlement		Y					SV	0			0	
Are there any locally attractive views that will be impacted by development of the site		N				Site partially visible on approach	SV	0		Good design and layout	0	
PLANNING OVERVIEW	Existing trees should be retained and incorporated into any development proposal. Any proposed development must be well related to the existing settlement.											
SEA OVERVIEW	Provided that the trees are integrated into any development going forward then there should be no SEA issues.						SEA SCORE: 0					

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently allocated for residential development within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	The site is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site should ensure that it is well integrated with the existing settlement.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: AUC.H2	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Church Road			
Settlement: Auchencairn	Current use: Greenfield	Existing LDP allocations/ designations: AUC.H2	
OS Grid Reference (Easting, Northing): 279604, 551214			
Site Size (ha): 0.42	Proposed use: Housing	HMA: Stewartry	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	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	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: There are no known designations affecting this site									
Are there any known invasive species within the site		N		GIS C					
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Site bounded by hedgerow, site on periphery of settlement and bounded on southern side by open countryside	SV	X	Retain significant sections of hedgerow. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	The existing field boundary should be retained as far as possible								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Site part of agricultural field. Does not form part of protected open space in the adopted LDP			SV	0				0
	Distance (km)		0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	N	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:		Auchencairn				Kirkcudbright Academy				
	Capacity:		11				193				
	Distance:		0-1				10-20				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				0
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

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	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: 0
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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)	4.1	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	The site has a steep slope so soil erosion may be a possibly		SV	X	Development proposals would be assessed against the relevant LDP policies	?
Are there any contaminated soils issues on the site		N	No previous known use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			GIS	0		0
PLANNING OVERVIEW	Development proposals will need to ensure they minimise any potential soil erosion							
SEA OVERVIEW	Provided any potential soil erosion mitigation measures are taken into account there should be no SEA issues						SEA SCORE: ?	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No apparent flood risk		C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Auchencairn Septic tank has sufficient capacity.		O	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Glengap WTW has sufficient capacity.		O	0		0
PLANNING OVERVIEW	There are no water issues							
SEA OVERVIEW	There are no SEA issues						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	Existing houses to east of site, agricultural field on other boundaries	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	The proposed use is residential	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Agricultural field					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	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
		Comment There are no known servicing constraints in relation to the site							

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			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 of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 5 no. dwellinghouses lies to the south of the A711 Church Road public road. Appropriate access with suitable visibility can be achieved from the A711 to the west of the site. Should frontage development be preferred, only the western part of the site can achieve appropriate access due to landscape issues which have been raised previously. 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	An access can be achieved into the site											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		North facing site				SV	X				X	
Can the site make best use of solar gain		N	North facing site			SV	X	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			0	
Is the site protected from prevailing winds		N	No trees to shelter site			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the southern boundary may provide some protection of the site in the future			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its north facing aspect.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									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 No impact on cultural heritage						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0				0		
PLANNING OVERVIEW	There are no cultural heritage issues											

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	There are no SEA issues						SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	Y	RSAs	Y	Comment Solway Coast RSA, adjacent to East Stewartry Coast NSA		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		N	There is potential for limited development similar in layout to the existing bungalows. However at present this is where the rural fringe of the village commences and development should seek to retain significant sections of hedges along the road frontage.			SV C	X	Development to address main road and be set into the slope and/or limited to single story to avoid dominating skyline and existing dwellings. Could be set back behind hedgerow. Alternative approaches in the form of farm steadying style layout might also be possible creating a 'full stop' to development at the end of the village.	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	Any proposed development should be single storey and addresses the main road.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently allocated for residential development within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	The site is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site should ensure that it is well integrated with the existing settlement								
OVERALL SEA COMMENT	Minor SEA concerns relating to development on the steep slope to the rear of the site in terms of impact on soil and climate and loss of greenfield site. However, the 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: AUC.H201	Source of site suggestion: Site proposed during call for sites stage when the adopted LDP was being prepared	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to north of Primary school	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
Settlement: Auchencairn			
OS Grid Reference (Easting, Northing): 279529, 551357	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016
Site Size (ha): 2.71			

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

Scoring Guidance

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

Legends

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

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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: There are no known designations affecting this site					
Are there any known invasive species within the site		N		GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.	SV	0	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative planning issues.								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Agricultural field outside settlement boundary.	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	N	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	Secondary						
School name:	Auchencairn	Kirkcudbright Academy									
Capacity:	11	193									
Distance:	0-1	10-20									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

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SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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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)	4.1	C	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0	0	
PLANNING OVERVIEW	There are no known soil issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Watercourse adjacent to 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	The Council and SEPA hold flood records in relation to this site. Historical data held relating to overland flows causing flooding. There is a historical well on the northeast boundary of site.		C	0	0	Drainage Impact Assessment required. Depending on content, a basic Flood Risk Assessment may also be required.
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Auchencairn Septic tank has sufficient capacity.		O	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Glengap WTW has sufficient capacity.		O	0	0	
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Flood Risk Assessment which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							

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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						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	The site is adjacent to the primary school, housing and agricultural fields	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Greenfield site					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no known servicing constraints in relation to the site								

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of the site													
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 of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site lies to the north east of the U67s public road, north of Auchencairn and west of adjacent site AUC.H1. Access to the site could be taken off the U67s public road, though this will require local road widening. Furthermore, a 1.8metre wide footway link would be required to be provided from the new development to the existing footway at the school. This would require third party land along the school boundary to achieve the above works. The existing 30mph speed restricted area with street lighting would require to be extended to incorporate the development at the applicants expense. It would be appropriate that other potential pedestrian/cycle links to the Main Street be considered and investigated. A Masterplan approach should be adopted so that future development potential with adjacent site AUC.H1 not be prejudiced 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	An access can be achieved into the site although third party land would be required to provide the footpath to link into the existing footpath at the school.											

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

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape								

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Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no cultural heritage issues								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N		RSA's	Y	Comment overlooking within Solway Coast RSA adjacent East Stewartry Coast NSA		
			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	Sensitive edge of settlement site within an RSA and overlooking an NSA. The site has a clear change in slope at a line running north-south from the eastern end of the school grounds. The more level upper western section is highly visible within the wider landscape and has a strong rural character which frames the setting of the school. Development of this area would detract from local landscape character and sense of place and would be highly visible from nearby summits and from across the valley/bay. School Rd is narrow and quiet and makes a significant contribution to sense of place; creating access to a large development site would fundamentally alter the setting of the school and local environment.				SV C	X	Development of the lower eastern area would still be visible from the A711 but would fit with the existing settlement pattern. Site access should be limited to Main St and/or Church Rd.	+/x
Will development of the site be well integrated visually with the existing settlement		?					SV	X	Any development should respect the historic pattern of development and should not dominate the character of the Listed and traditional buildings and character of the village.	+/x
Are there any locally attractive views that will be impacted by development of the site		N					SV	X		+/x
PLANNING OVERVIEW	Although this is a sensitive site on the edge of the settlement it may be possible to only develop part of the site to minimise the impact on the landscape.									
SEA OVERVIEW	Development of the site would result in both positive and negative impacts but restricting development to the lower eastern part of the site may reduce the negative aspect of the impact						SEA SCORE: +/x			

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/?	Site previously promoted by the developer, their willingness to dispose of site needs to be confirmed
Are there any known restrictive covenants or ransom	N	

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strips								
Can the site be delivered within the LDP timeframe		Y						
OVERALL PLANNING COMMENT	Although there are landscape concerns over the development of this site, there are few options as to where Auchencairn could develop in the future. Careful layout and design should help reduce the impact of the development on the landscape.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Development of the site could have positive and negative impact on the landscape given it prominent approach to the town, landscaping and careful design should help minimise the impact							