

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CPH.H1	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> North of McAdams Way			
<b>Settlement:</b> Carsphairn	<b>Current use:</b> Greenfield site	<b>Existing LDP allocations/ designations:</b> CPH.H1	
<b>OS Grid Reference (Easting, Northing):</b> 256002, 593480			
<b>Site Size (ha):</b> 0.91	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	+	X	XX	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
<b>Score Symbol</b>	++	+	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) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)

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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 greenfield site and development close to There are some conifers to the north western boundary of the site	SV	0	Trees outside site boundary, any mitigation could be difficult to secure	0	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues identified that would impact on the development of the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

### 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 the site is a green field site it does not form part of the 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		Comment:							
		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	Y 0-1	Sports facilities	N	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:	Carsphairn				Dalry Secondary					
	Capacity:	16				137					
	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				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to a number of local services. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to a number of local services, and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>				

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SOILS								
Will development of the site result in the loss of the best quality agricultural land		?	Soil classification (The James Hutton Institute)	Unknown	O	?		?
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	Y	Peaty gleys		GIS	X	No mitigation possible	X
<b>PLANNING OVERVIEW</b>	Development of the site could lead to the loss of peat							
<b>SEA OVERVIEW</b>	Development of the site could have an SEA impact through the loss of peat						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are some small areas of reeds on the site		SV	X		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	SEPA and the Councils Flood Risk Management Team would object in principle to any proposed development at this location due to historic records of flooding, SEPA flood maps and the results of the Dumfries and Galloway Council funded Carsphairn Flood Study.		C	XX	No development of the site	XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Carsphairn WTW has sufficient capacity.		C	0		0
<b>PLANNING OVERVIEW</b>	The objection in principle in relation to flood risk issues make this site ineffective. There is limited capacity at the waste water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
<b>SEA OVERVIEW</b>	Development of this site would have a significant negative impact on flood risk						<b>SEA SCORE: XX</b>	

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

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment – The site is a 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 on the site		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 servicing constraints in relation to 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

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<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land								
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact						<b>SEA SCORE: X</b>		

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 could be accessed via "McAdam's Way" which was constructed under RCC but is not yet adopted. It may be possible to create a returning loop, otherwise appropriate turning for an RCV should be provided. If access from "McAdam's Way" cannot be achieved the site would be served by the A713 public road. Appropriate visibility can be achieved along the site frontage, however the existing 30mph speed restricted area of Carsphairn will require to be extended beyond the site limits. Consideration should be given to pedestrian links to the village. 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.						
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Flat open site			SV	0		0	
Can the site make best use of solar gain		Y	Possibly, due to the open nature of the 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		Y	The small conifer plantation to the north west of the site will provide some shelter from the wind		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the north western boundary may provide some protection of the site in the future	+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						<b>SEA SCORE: +</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment – There are no designations affecting this site			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV C	0		0	
<b>PLANNING OVERVIEW</b>	There are no cultural heritage issues in relation to this site								

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<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>
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LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment – The site is within the Galloway Hills Regional Scenic Area		
		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	Site is flat, open field with no features		SV C	0	Any development should include tree planting to link to existing plantation and strengthen northern boundary	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is on the edge of the settlement on the main approach into the village		SV C	+/-x	Layout and design will help integrate development with the village	0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
<b>PLANNING OVERVIEW</b>	The site forms part of the gateway to the settlement, landscaping and structure planting to the northern boundary would be required as part of the site layout							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing in the current LDP and is within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Owners have agreed to dispose of the site. The site has not been marketed
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	There is a significant risk of flooding should the site be developed
<b>OVERALL PLANNING COMMENT</b>	Although this site is currently allocated as a housing allocation in the current LDP the objection in principle in relation to flood risk issues makes the site ineffective and therefore it is proposed to de-allocate this site. Development would also result in the loss of greenfield land.	
<b>OVERALL SEA COMMENT</b>	Development of this site would have a significant negative impact on flood risk and a negative impact on soils and material assets through the development of a greenfield site underlain by peaty gleys.	