

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 05/P/2/0406- granted outline planning permission for 15 dwellinghouses.	
Site name: north of Garden Hill Drive			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD. H1	
OS Grid Reference (Easting, Northing): 276720, 563484			
Site Size (ha): 1.48	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: 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	X	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	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	The site is greenfield and not 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	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	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:	Castle Douglas Primary			Castle Douglas High					
		Capacity:	48			113					
		Distance:	1-5			0-1					
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.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services						SEA SCORE: +				

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

SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime quality agricultural land. However, the site does form a natural extension to surrounding housing within the edge of the settlement boundary.							
SEA OVERVIEW	The development would result in the partial loss of agricultural land.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comments with regard to flood risk. A surface water flood hazard has been identified adjacent to the site and should be discussed with Flood Protection Authority and Scottish Water.		C	0	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			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
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	Housing, 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		SV	0		0		
PLANNING OVERVIEW	No Planning issues.								
SEA OVERVIEW	No 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		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 site.										
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 was previously granted outline planning permission under 05/P/2/0406 for the erection of 15 no. dwellinghouses. This site does not directly abut any public road, however they may be potential to form suitable access via an existing spur off the U428s Garden Hill Drive. This site should be considered along side the neighbouring proposed site (CSD.H2) and it would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. 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 to the site.										

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Elevated site										
Can the site make best use of solar gain		Y		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		?	Perhaps some exposure due to its elevated position. However, possibly some protection from housing to the west.		SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.				0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	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							
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	No planning 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	No SEA issues.						SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Elevated site – upper areas visible over wide area (glimpsed view from A75). Potentially overbearing for existing dwellings on Gardenhill Ave/Drive.	SV	X	Restrict to single/1 ½ storey development on lower part of site with adequate screening to existing dwellings. Retain hedging and reinforce with hedgerow tree planting.	0
Will development of the site be well integrated visually with the existing settlement		Y					SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Provided the development is well integrated with adequate screening, hedging is retained and reinforced, there are no planning issues.									
SEA OVERVIEW	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	The site is currently allocated for residential development within the settlement boundary
OVERALL PLANNING COMMENT	The site is allocated for housing within the adopted LDP and would form a natural extension to existing housing adjacent, within the settlement boundary. The site is considered to be effective. Development of the site should ensure there is sufficient planting between the site and the adjacent housing. A condition restricting the height of each dwellinghouse to single/1 ½ storey should be attached to any permission.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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: CSD.H2	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: west of Garden Hill Road			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD.H2	
OS Grid Reference (Easting, Northing): 276853, 563384			
Site Size (ha): 1.98	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	+	X	0	0	X	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	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		Comments: No designations affecting the site						
Are there any known invasive species within the site	N			GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		SV	X	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	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Green field Not part of protected open space in 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: Development of the site would provide an opportunity to improve permeability by connecting Garden Hill Drive and Garden Hill Road. Create green link with pedestrian / cycle link to Hilltown Drive and medical centre using and enhancing existing greenspace.							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	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:	Castle Douglas Primary				Castle Douglas High					
	Capacity:	48				113					
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.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services									SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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resulting in positive SEA impacts.

SOILS

Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	0	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime quality agricultural land. However, the site does form a natural extension to surrounding housing within the edge of the settlement boundary.								
SEA OVERVIEW	The development would result in the partial loss of prime quality agricultural land.						SEA SCORE: X		

WATER

Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment required. 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	Y	Castle Douglas WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A drainage impact assessment will be required.							

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	Provided all 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	Housing, 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		SV	0		0	
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No 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		0	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		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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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 site.															
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 is an infill with existing development to the South, East and West. Suitable access may be achieved by extending the existing U428s Garden Hill Drive, U433s Garden Hill Road and U432s Hilltown Drive. This site should be considered alongside the neighbouring proposed site (CSD.H1) and it would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. 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 to the site.													

CLIMATIC FACTORS														
What is the site aspect (e.g. N, W, etc.)			Open site											
Can the site make best use of solar gain		Y						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	Protection from surrounding the site						SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+
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									
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N					SV	0				0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues							SEA SCORE: 0	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Upper area visible over wide area; inappropriate to extend Ardcoil Ave at the upper end of the site.	SV	0	Restrict to single/1 ½ storey development. Retain hedging and reinforce with hedgerow tree planting.	0
Will development of the site be well integrated visually with the existing settlement		Y				Development should follow contour line around the hill rather than the hedge which runs up the hill, this will minimise impact of development	SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Provided the development is well integrated with adequate screening, hedging is retained and reinforced, there are no planning issues.									
SEA OVERVIEW	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 allocated for housing within the adopted LDP and would form a natural extension to existing housing adjacent, within the settlement boundary. The site is considered to be effective. Development of the site should ensure there is sufficient planting between the site and the adjacent housing. A condition restricting the height of each dwellinghouse to single/1 ½ storey should be attached to any permission.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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: CSD.H3	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: east of Ernespie Road			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD. H3	
OS Grid Reference (Easting, Northing): 277022, 563021			
Site Size (ha): 6.57	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No known designations									
Are there any known invasive species within the site	N			GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. The site is bounded by hedgerows and some trees.	SV	X	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	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Green field but not part of protected open space in 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									
		Core 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	Y 0-1	Hospitalities	Y 0-1	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:	Castle Douglas Primary	Castle Douglas High								
	Capacity:	48	113								
	Distance:	1-5	0-1								
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.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services									SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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resulting in positive SEA impacts.

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	3.2		X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Committee comments	SV	0			0	
Are there any contaminated soils issues on the site		?	Mostly no known previous use. In the west a small former quarry appears to have been infilled.	C	?	Investigation of this area to check nature of infill would be required.		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime quality agricultural land. An investigation would be required to make sure the infill material of a former quarry on the site is suitable for use.								
SEA OVERVIEW	The development would result in the loss of prime quality agricultural land.						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A culvert traverses the site.	SV	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required.		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area. A small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. The site appears in the pluvial SEPA flood maps. The Council and SEPA hold flood records in connection to this site. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.	C	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required. 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	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what	C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			impact, if any this development has on the existing network.						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA 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. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	There is an industrial estate to the south of the site. Therefore there are possible emissions and noise generated.	SV	X	Noise attenuation measures will be required to mitigate any adverse impacts future residents may experience from the adjacent estate and to ensure that the operation of the estate is not compromised. Development in the southern edge of the site will need to be carefully considered in relation to their proximity to the adjacent industrial premises and may not be possible.	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	There are noise issues related to the adjacent industrial estate and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises. This may require a certain separation distances between any new houses and the site boundary.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS

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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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.									
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 site.										
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 130 no. dwellinghouses lies to the south east of the A745 Ernespie Road public road. The changes in vertical alignment along the existing Ernespie Road may limit potential access points to the proposed site, however there are points where appropriate junction visibility could be achieved. It should be noted that there is a line of mature trees which may also affect visibility. Given the size of the proposed development, a masterplan should be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. It would be appropriate that a continuous footway be provided along the site frontage with Ernespie Road. It would be appropriate that an assessment of the C12s Dunmuir Road junction be considered alongside development of this site, as such a transport assessment should be provided. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
PLANNING OVERVIEW	Access is achievable to the site									

CLIMATIC FACTORS									
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
What is the site aspect (e.g. N, W, etc.)			Flat, slightly sloping site					
Can the site make best use of solar gain		Y	possible	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		?	The surrounding development may provide some protection	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
PLANNING OVERVIEW	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2							
SEA OVERVIEW	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.						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				
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	No planning issues							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment		
		Wild Land	N	TPOs	N			
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		Any tree felling required for road safety grounds, in order to provide a suitable access, should be kept to a minimum and replacement planting should be provided to compensate for any loss. The site would require tree planting as screening to business and industry land to south and strong boundary treatment to the eastern boundary (hedge and tree planting).	SV	0	The existing dry stane dyke along the boundary of the site should be retained. As far as possible the existing mature trees should also be retained.	0
Will development of the site be well integrated visually with the existing settlement		?		The site is located along a main gateway point to the town so the quality of the design and layout of the development will be a critical consideration.	SV	X	The site would require strong boundary treatment to the eastern boundary (hedge and tree planting).	0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW								
SEA OVERVIEW							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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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 is considered to be effective. Development would need to be of a high quality and well landscaped given its prominent location on one of the main approaches into town. The site guidance in the adopted plan requires a masterplan and this would be requirement going forward.
OVERALL SEA COMMENT		Minor negative and positive SEA issues, including loss of greenfield land and further work to determine if there is a contaminated land issue. 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: CSD.H4	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Planning permission for 15 dwellinghouses. 06/P/2/0208. Renewed 2011	
Site name: Cotton Street			
Settlement: Castle Douglas	Current use: Brownfield	Existing LDP allocations/ designations: CSD. H4	
OS Grid Reference (Easting, Northing): 276611, 562721			
Site Size (ha): 0.26	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	+	+	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) 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)

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No designations affecting the site				
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Brownfield site			SV	0	Could increase connectivity to area of open space to the rear of the site			+
			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 185 to rear CD town walk							
		Core path	0-1								
		Cycle path	0-1								
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	Y 0-1	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:		Castle Douglas Primary				Castle Douglas High				
	Capacity:		48				113				
	Distance:		0-1				0-1				
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 and encourage active travel.										
SEA OVERVIEW	The site is well located in relation to local services, and development would also support local facilities and services									SEA SCORE: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	URBAN	0	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV		0		0	
Are there any contaminated soils issues on the site		Y	Site of former abattoir	C		X	Site investigation and remediation, if necessary, would be required.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0		0		0	
PLANNING OVERVIEW	A site investigation is required and any remediation should be performed prior to development.								
SEA OVERVIEW	No SEA issues provided remediation works are carried out as necessary.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV		0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in the pluvial SEPA flood maps. The Council and SEPA hold flood records in connection to this site. A surface water flood hazard has been identified adjacent to the site and should be discussed with Flood Prevention Authority and Scottish Water.	C		X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required. 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		C		0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity.	C		0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	C		?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A drainage impact assessment will be required and depending on content a Flood Risk Assessment may also be required.								
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	Open space is located to the north and west of the site	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		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

MATERIAL ASSETS																
Is the site.....		Brownfield	Y	Comment: Brownfield site												
		Greenfield														
Is the site vacant or derelict		V	Is it contained within the Vacant and Derelict Land Survey		Y	S	0	Development bring site back into use		+						
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	Brownfield site			SV	+			+						
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					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: There are no servicing constraints in relation to this 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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The development of this site will bring a vacant and brownfield site back into use								
SEA OVERVIEW	The development of this brownfield site would have a positive SEA impact						SEA SCORE: +		

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 15 no. dwellings was previously granted planning consent for 16. no. flatted dwellinghouses under 06/P/2/0208 (renewed in 2011). Suitable access can be formed to the C59s Cotton Street public road with adequate visibility from the junction and an appropriate 70m forward visibility for vehicles turning right into the site across Cotton Street. 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 at this site							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Flat site							
Can the site make best use of solar gain		?	Possibly due to open flat 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	Protected by existing development surrounding the site	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	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					
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	No planning issues								
SEA OVERVIEW	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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LANDSCAPE										
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment	Information source	Pre mitigation score	Post mitigation score	Consultation required
Will development of the site be well integrated visually with the existing settlement	Y	Development should overlook park. Maintain pedestrian link to park from road.			SV	0		0		
Are there any locally attractive views that will be impacted by development of the site	N				SV	0		0		
PLANNING OVERVIEW	Development should overlook the adjacent park to allow the full benefit of views and access to the open space adjacent.									
SEA OVERVIEW	No SEA issues.							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
OVERALL PLANNING COMMENT	The is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site will bring a brownfield site back into use and provide housing close to local amenities and services therefore promoting active travel.	
OVERALL SEA COMMENT	Minor positive SEA issues, including redevelopment of a brownfield site, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport and the sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H5	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: west of Torrs Road			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD. H5	
OS Grid Reference (Easting, Northing): 277416, 562430			
Site Size (ha): 8.39	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Open field at present but not part of 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	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1	
		Primary						Secondary				
		School name:	Castle Douglas Primary					Castle Douglas secondary				
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)	Capacity:		48					113				
	Distance:		0-1					1-5				
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.											
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services.						SEA SCORE: +					

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water traverses 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	Y	Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area. The Council and SEPA hold flood records in connection to this site. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.		C	X	Flood Risk Assessment required. 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	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	<p>Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW</p> <p>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 via the Pre-Development Enquiry process is strongly recommended.</p>	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
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PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A Flood Risk Assessment is required.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY

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

PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

MATERIAL ASSETS

Is the site.....		Brownfield		Comment						
		Greenfield	Y							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0		
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused.	SV	X			X		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Does the site have existing and potential mineral extraction		N		O	0	0	0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0	0	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.						
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 site.								
SEA OVERVIEW	The loss of greenfield is 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 133 no. dwellinghouses would be served by the A745 Oakwell Road. Given the size of the proposed development, a masterplan should be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. A transport assessment would be required to evaluate the impact on the surrounding road network. It should be noted that the C38s will require significant improvement from the proposed site to the A745. There may be potential to provide links to existing settlement area via the U418s Jenny's Loaning the U422s Torrs Drive which will provide connectivity to the Primary School and toward the town centre. There is potential to develop this site in conjunction with the adjacent site CSD.H6. 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								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Open site						
Can the site make best use of solar gain		Y		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	Exposure due to open nature of site	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
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: +	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building		N	Scheduled Monuments		N	Comment:
		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	No planning issues							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs		N	RSAs		N	Comment	
		Wild Land		N	TPOs		N		
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	The eastern part of the site (the flat wet site to edge of playing field with drumlin to rear) is suitable for development as it would enclose playing field and link to the existing estate north of the A745. However, the Steep sloping drumlin to the west of Upper Torrs Farm forms an end stop to existing development and separates it from open landscape to SE: This area should not be built on.			SV	0	Development should be focussed on the eastern part of the site. The west of Upper Torrs Farm should not be built upon.	0
Will development of the site be well integrated visually with the existing settlement		?	On edge to settlement			SV	X	The design layout of development on the site should be well considered. Suitable development would enclose the playing field and link the existing estate north of the A745.	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Development should be directed to the east of the site to enclose the playing field and create links to existing housing nearby.								
SEA OVERVIEW	Provided the design layout is well considered 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	This 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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no known physical constraints in bringing this site forward depending on market demand					
OVERALL PLANNING COMMENT	The site is a current allocated housing site in the LDP. The site is considered to be effective and would provide a large site for the development of the town. Whilst the development of the site would result in the loss of a greenfield site, the site is considered to relate well to the existing housing to the north of the site. It is a large housing site which could provide a range of housing types. Any development proposals would need to be informed by a masterplan.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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: CSD.H6	Source of site suggestion: LDP Application	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: South of Jenny's Loaning			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD.H6	
OS Grid Reference (Easting, Northing): 277018, 562191			
Site Size (ha): 12.11	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No known designations									
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	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	No planning issues								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Open field at present but not 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	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	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:	Castle Douglas Primary				Castle Douglas High				
		Capacity:	48				113				
		Distance:	0-1				1-5				
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.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	The site contains steeply sloping land with various changes in level.		SV	X	A masterplan is required to be submitted as part of any planning application. This should carefully consider landscape issues.	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				O	0		0	
PLANNING OVERVIEW	The development would result in the loss of prime quality agricultural land. A masterplan is required to be submitted as part of any planning application. This should take account of the steep slopes and uneven levels of the site.								
SEA OVERVIEW	The loss of prime quality agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water traverses 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	Y	Lower areas of the site may be flood prone. Site appears in the pluvial SEPA flood maps. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Flood Risk Assessment required. 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	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
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PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA 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		SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0	

PLANNING OVERVIEW	No planning issues							
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SEA OVERVIEW	No SEA issues						SEA SCORE: 0	
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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				
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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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.						
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 site.								
SEA OVERVIEW	The loss of greenfield is 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 190 no. dwellinghouses presently has potential to be accessed from the U475s Miller Road and U422s Torrs Drive. A one way scheme operates in the residential area to the north of Torrs Drive. A masterplan should be submitted as part of any planning application. A transport assessment would be required to evaluate the impact on the surrounding road network. Potential impact should be considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. The site should also be considered in conjunction with the neighbouring CSD.H5. 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 is achievable for this site. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Open site							
Can the site make best use of solar gain		Y		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	Exposure due to open nature of site	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+		
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: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Areas of former loch are to be found in the southern part of site, adjacent to former Torrs Loch which appears to be an element within a late prehistoric cult centre. No overriding historic environment issues, but may require mitigation in the lower-lying areas with the potential for palaeo-environmental evidence.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
			Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	Development should avoid the southern part of the site.								
SEA OVERVIEW	Provided development is directed to the upper part of the site, there are no SEA issues.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Steeply sloping sites with various changes in levels			SV	X	Careful consideration of layout of development is required.	0	
Will development of the site be well integrated visually with the existing settlement		?	On edge of settlement			SV	X	The design layout of development on the site should be well considered.	0	
Are there any locally attractive views that will be impacted by development of the site		Y	The site encloses an area of open space. Views looking out onto open fields would be a loss				X	Screening and planting may be required to reduce the visual impact of the housing.	0	
PLANNING OVERVIEW	Development of the site will need to give careful consideration to the layout and impact on the landscape.									
SEA OVERVIEW	Provided flood risk issues are resolved, 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	This 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	N	Allocated beyond 2024.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL PLANNING COMMENT	The site is a long term site in the adopted LDP as it would provide the next phase of development for this part of town. However, it is a large allocation and there are concerns about the effectiveness of the site and whether it should be included in LDP2. Other sites have been promoted through the call for sites process which may be more effective in the medium to long term.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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: CSD.H8	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 09/P/2/0173 Planning permission granted for up to 6 no. houses. Planning permission has now lapsed.	
Site name: Rear of Douglas Terrace / Trinity Lane			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD.H8	
OS Grid Reference (Easting, Northing): 276015, 562272			
Site Size (ha): 0.32	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	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No known designations					
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	X	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	No planning issues								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Greenfield site but 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: Dismantled railway line runs along the north of the site.							
		Right of Way	N								
		Core path	Y								
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	Y 0-1	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					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	School name:	Castle Douglas Primary			Castle Douglas High					
		Capacity:	48			113					
		Distance:	1-5			1-5					
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.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	0	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. Garden ground adjacent to railway may require soil testing to make sure it is suitable for use.		C	X	Soil testing required and any contaminates found require to be removed before development can commence.	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	Soil testing required due to proximity to a former railway line.								
SEA OVERVIEW	Provided any contamination matters are resolved before development of the site, 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	Culvert 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	Site is adjacent to 1 in 200 flood outline. Watercourse adjacent to site. Site also appears in pluvial SEPA flood maps.		C	X	A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required..	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity. There are two combined sewers within the site.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A Flood Risk Assessment is required.								
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	?	The site is surrounded by a dismantled railway line to the north and housing to the east and south. Castle Douglas Waste Water Treatment Works is within close proximity.	SV	?		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: Greenfield							
		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			C	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: There are no known servicing constraints in relation to the site.										
Will development of the site require		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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consultation with any of the following bodies									
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield site.								
SEA OVERVIEW	The loss of greenfield is 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 6 no. houses was previously granted planning permission under 09/P/2/0173. The site could be served via an extension to the U408s Douglas Terrace public road. Turning suitable for an RCV should be provided. 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 to the site								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Relatively flat site							
Can the site make best use of solar gain		N			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		Y	Some protection from existing housing to the east and south of the site.		0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques.						SEA SCORE: 0		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	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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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		N				SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y	Relationship to existing housing requires careful design, using planting, etc as screening.			SV	0	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0
PLANNING OVERVIEW	Careful consideration should be given to the development design layout to ensure a suitable planting scheme and screening of the development from neighbouring properties.							
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This 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 a current allocated housing site in the LDP. Site is considered to be effective. Whilst the development of the site would result in the loss of a greenfield site, it is considered the site would offer infill up to the settlement boundary and would relate well to the existing housing to the east and south of the site, benefitting from close proximity to existing services and facilities.	
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.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H10	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to south of Ernespie Lodge			
Settlement: Castle Douglas	Current use: greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 277193, 563282			
Site Size (ha): 2.26	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	X	+	X	0	0	X	+	X	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) 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)

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: The site is enclosed by a long established woodland. An impact assessment & if necessary, mitigation may be required.				
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	The site is enclosed by ancient woodland including ornamental species.		SV	X	Any proposal should be assessed against policy OP1a and NE7 and the ancient woodland need to be protected via TPO process. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		X
PLANNING OVERVIEW	Development of the site should not harm the surrounding ancient woodland.							
SEA OVERVIEW	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						SEA SCORE: X	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Green field but not designated as an area 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	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	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:	Castle Douglas Primary				Castle Douglas High				
			Capacity:	48				113				
			Distance:	1-5				1-5				
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. 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 well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y			SV	X		X
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	The development would result in the loss of prime quality agricultural land.							
SEA OVERVIEW	The development would result in the loss of prime quality agricultural land.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Section of site appears in pluvial SEPA flood map. SEPA hold several records of flooding. A surface water flood hazard has been identified and should be discussed with Flood Protection Authority and Scottish Water.		C	X	Drainage Impact Assessment required. 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			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
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 bound by trees and a field	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		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 site.										
SEA OVERVIEW	The loss of greenfield is 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 25 no. dwellinghouses lies on top of "Erne Hill" to the east of the A745 Ernespie Road public road. The site is surrounded by ancient woodland, with a small clearing to the public road with an existing field gate access. 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. Given the restricted nature of the site by way of ancient woodland area and the gradient from the existing public road into the site, significant engineering works would be required to construct a suitable access with satisfactory provision for vehicles and pedestrians.									
PLANNING OVERVIEW	An access can be achieved										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		The site is located to the top of a moraine/hill.									
Can the site make best use of solar gain		?	Possibly		0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.				+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by the existing tree belt. However, the higher ground may be subject to exposure.	SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2				0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	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: The site is very much in the view of the approaches to Category B Listed Ernespie House [Urr Valley Hotel]. Part of the site is on the high point of Erne Hill which is the foreground of the Listed hotel. Although there is significant tree cover at present it would need to be in the control of the developer to be retained and managed to perform a screening role in the long term. The land slopes down towards the road so that development on it would have the potential to be very prominent. The site is allocated for 25 dwellings but unless these were small units in a single footprint building there are significant misgivings in respect of how it might be delivered sensitively without an unacceptable degree of tree loss resulting in detriment to the					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						setting of the Listed Buildings.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	In addition the access requirements for such a large number of units may result in additional tree loss.	SV	X		X		
PLANNING OVERVIEW	The site is in a prominent location at the top of a hill with views of a Category B Listed building. Tree cover would need to be retained to offer appropriate screening in the long term.								
SEA OVERVIEW	Potential tree loss would have a negative SEA impact.						SEA SCORE: X		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: trees need protected via TPO process		
			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	The access requirements for such a large number of units may result in interference with individual features of interest including the stone walls around the boundary.			SV	X	Sensitive design required along with careful access alignment and mitigation.	0
Will development of the site be well integrated visually with the existing settlement		?	The land slopes down towards the road so that development on it would have the potential to be very prominent.			SV	X	Sensitive design required along with careful access alignment and mitigation.	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	This site would have to be carefully designed to minimise its impact on the landscape								
SEA OVERVIEW	Potential interference with individual features of interest including the stone walls around the boundary would have a negative SEA impact.						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	The site is currently allocated for residential development within the settlement boundary
OVERALL PLANNING COMMENT	The site is allocated for housing in the adopted LDP. The site is enclosed by a long established ancient / semi natural woodland, it is considered that the development of the site would have a negative impact on those trees that it would be difficult to mitigate against. There are other more suitable and effective sites that are being proposed for development.	
OVERALL SEA COMMENT	There are four minor negative and two positive SEA issues, including impact on ancient/semi natural woodland, loss of greenfield land and best quality agricultural land (3.2), potential soil erosion and impact on the setting of a listed building. 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	

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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	from solar gain.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H11	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to south of Kilmichael, Abercromby Road			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: CSD.H11	
OS Grid Reference (Easting, Northing): 275881, 562728			
Site Size (ha): 3.00	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	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No designations affecting the site					
Are there any known invasive species within the site	N			GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		SV	X	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	No planning issues								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Green field site at present but not form part of protected open space in 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: Cycle path along Abercromby Road					
		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	Y						
		Community/village hall	Y 0-1	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	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:	Castle Douglas Primary	Castle Douglas High						
	Capacity:	48	113						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Distance:	1-5						
			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.								
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services.						SEA SCORE: +		

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood map. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		SC	X	Drainage Impact Assessment required. 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	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement via the Pre-Development Enquiry process is strongly recommended.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the review to the DIA or FRA 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. There is sufficient capacity waste water however there is only limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	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		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	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	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		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no known 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
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield site.										
SEA OVERVIEW	The loss of greenfield is 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 35 no. dwellinghouses lies to the west of the A713 Abercromby Road public road and is bound by Castle Douglas golf course to the south. The site lies atop a hill, where significant engineering works would be required to construct a suitable access with satisfactory provision for vehicles and pedestrians. Appropriate junction separation from the U451s Cairnsmore Rd / A713 junction will be required. 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	Significant engineering works would be required to construct a suitable access with satisfactory provision for vehicles and pedestrians.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Open site on raised ground								
Can the site make best use of solar gain		Y	Possibly due to the nature of the site			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.		+
Is the site protected from prevailing winds		?	The site is exposed at the top of the slope and protected from the prevailing winds by the existing tree belt at the bottom.			SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2		+
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: Category C Listed outbuilding of Old House of Fuffnock outside development site in very poor order with roof now collapsed. Oral tradition suggests Fuffnock, or its predecessor on site, was stayed in by Mary Queen of Scots in the 16 th century. Adjacent to site of former country house and farm town in north-western portion of site.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					
		Archaeological site	N	Garden or Designed Landscape	N					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Evaluation and/or mitigation will be required for this part of the site.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Given potential impact on listed building evaluation and/or mitigation will be required for this part of the site.	SV	X	Evaluation and/or mitigation will be required for this part of the site.	0		
PLANNING OVERVIEW	Given potential impact on listed building evaluation and/or mitigation will be required for this part of the site.								
SEA OVERVIEW	Provided the design and layout of development is well considered there should be no SEA impacts						SEA SCORE: 0		

LANDSCAPE											
Is the site within or adjoining any of the following		NSAs		RSAs		Comment					
		Wild Land	N	TPOs	N						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Difficult site boundary to accommodate into landscape; makes sense for land-use (surrounded by golf course) but takes no account of landform.	SV	X	Any development would need to be designed to take account of this.	0	
Will development of the site be well integrated visually with the existing settlement		N				The site is located on the edge of the settlement separated by a road and surrounded by a golf course.	SV	X	Development should be set back from the road with screen planting provided along Abercromby Road. Additional planting should also be provided along Abercromby Road.	0	
Are there any locally attractive views that will be impacted by development of the site		N									
PLANNING OVERVIEW	Development of this site will inevitably alter the landform and require effective landscaping and screen planting to integrate it into the wider landscape.										
SEA OVERVIEW	Provided the design and layout of development is well considered there should be no SEA impacts									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	The site is currently allocated for residential development within the settlement boundary
OVERALL PLANNING COMMENT	This is an allocated housing site in the adopted LDP. Although it is a raised site an access can be obtained into the site. The boundary with the golf course would need to be reinforced and screening would need to be provided along Abercromby Road.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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: CSD.B&I1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Oakwell Road			
Settlement: Castle Douglas	Current use:	Existing LDP allocations/ designations: CSD.B&I1	
OS Grid Reference (Easting, Northing): 277124, 562749			
Site Size (ha): 1.48	Proposed use: Business & Industry	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	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs		SSSIs	
	NNR	N	Local wildlife sites	N	Natterjack toads		Great Crested Newts	
	RAMSAR	N	Geodiversity Sites	N	Other protected species		Marine Consultation Zones	
	Ancient/semi-natural woodland		N	Comments: No known designations affecting 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	N	Site surrounded by existing development		SV	0		0	
PLANNING OVERVIEW	Development will not result in the loss of habitat connectivity or wildlife corridor							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Undeveloped field but not 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		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	Y 0-1	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:		Castle Douglas Primary				Castle Douglas High					
	Capacity:		48				113					
	Distance:		0-1				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0				
PLANNING OVERVIEW	New businesses would provide additional employment opportunities in the area.											
SEA OVERVIEW	The site is well located to local services, provides options for active travel. Development would also improve access to employment opportunities resulting in positive SEA impacts.						SEA SCORE: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban/ 3.2	O	X	The majority of the site is classified as 3.2, however it is unlikely to be used for agricultural purpose as surrounded by industrial and residential land within the settlement boundary.	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 for the majority of the site. An infilled former quarry area would require investigation to make sure the infill material is suitable for use.		C	0	Investigation required to make sure the infill material is suitable for use.	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	The site is well located adjacent to existing business and industry land and although situated partly on agricultural land, it is considered unlikely to be used for agricultural use. An investigation would be required to make sure the infill material of a former quarry on the site is suitable for use.								
SEA OVERVIEW	The development would result in the partial loss of prime quality agricultural land.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water traverses the site.		SV	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required.	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. The site appears in Pluvial SEPA flood maps. The Council hold flood records in connection to this site. A surface water flood hazard has been identified and should be discussed with Flood Protection Authority and Scottish Water.		C	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required. 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			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this		C	0		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 via the Pre-Development Enquiry process is strongly recommended.						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. There is a 4" Water main within site. 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 via the Pre-Development Enquiry process is strongly recommended.	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
PLANNING OVERVIEW	There is limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. The developer will need to discuss build out rates further with Scottish Water. A Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may also be required.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by Industrial & housing land	SV	X		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)		Y	The site is allocated for Business and Industry use and as such has the potential to introduce air emissions to the area.	SV	?	Proposals will be assessed against policy OP1a and the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of noise, air quality, odour and fumes arising from the activities of the proposed users.	0		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Policy OP1a would be used to assess proposals and limit any emissions, including noise that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	Provided the mitigation measures were put in place there would be no SEA issues.						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: Greenfield 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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		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.									
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 lies to the east of the existing Station Yard industrial estate, it may be possible to form links to the existing industrial estate however this would involve private land outwith the application site. However; there is an existing private access road formed as a spur to Whitelaw Avenue which would allow appropriate access to the site. There is an existing access track to the A745 public road via which a pedestrian/cycle link could be formed. 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	An access can be achieved into the site.										

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Flat site									
Can the site make best use of solar gain		?	possibly				?	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		?	Possibly due to surrounding development.				?	Sustainable design and construction techniques can			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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						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 possibly positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques.						SEA SCORE: 0		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building		N	Scheduled Monuments		N	Comment	
		Conservation Area		N	Inventory of Historic Battlefield		N		
		World Heritage Site		N	Inventory & Non-Inventory Garden or Designed Landscape		N		
		Archaeological site		N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		N	RSAs		N	Comment		
		Wild Land		N	TPOs		N			
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	Development may be acceptable. Important to retain and increase tree planting along former railway line; provide screening between adjacent business and industry and land to the north.			SV	0	Retain and increase tree planting along former railway line.	0	
Will development of the site be well integrated visually with the existing settlement		Y				SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	Development may be acceptable provided existing trees are retained and increased.									
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	The site is currently allocated for business and industrial 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 business and industry site in the adopted LDP and well related to other business uses in the locality. Development of the site should ensure there is sufficient planting between the site and the adjacent housing. The potential effect of noise upon residential amenity will also need to be considered.					
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. Development would also improve access to employment opportunities resulting in positive SEA impacts					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land at Castle Douglas (Plot 1)			
Settlement: Castle Douglas	Current use: Green field site	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing (Upto 4 no. dwellinghouses)	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	+/x	x	0	0	x	+	x	x

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	Y	
	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: Adjacent to Threave & Carlingwark Loch SSSI. Prior consultation is required with SNH.				
Are there any known invasive species within the site	N			GIS	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		SV	x	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	There are trees and hedgerows surrounding the site. Development of this greenfield site would result in potential disruption to habitat connectivity. Where appropriate, measures to enhance biodiversity should be implemented.								
SEA OVERVIEW	Due to the site's proximity to Threave and Carlingwark Loch SSSI any development would be required to not adversely affect their integrity. Any adverse impact to its surrounding areas would be a negative SEA impact.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Protected area of open space in the adopted LDP	SV	x	Proposals would be assessed against Policy CF3: Open Space.	+/x				
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							
			Cycle path	Y							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 1-5
What is the education catchment area (primary and secondary) for the site and what is the capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Castle Douglas Primary				Castle Douglas High				
	Capacity:		48				113				
	Distance:		1-5				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	Development of the site would result in the loss of a protected area of open space. Proposals for development would be assessed against Policy CF3: Open Space.										

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 loss of a protected area of open space would be a negative impact.						SEA SCORE: +/x
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	x		x
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	The development would result in the loss of prime quality agricultural land.							
SEA OVERVIEW	The loss of prime quality agricultural land would be a negative SEA impact.						SEA SCORE: x	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			C	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Access to site appears in medium likelihood fluvial SEPA flood maps. Watercourse adjacent to site.		C	x	Full topographical survey of site and access/egress required. Depending on content, a Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N				0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. Full topographical survey of site and access/egress required. Depending on content, a Flood Risk Assessment may also be required.							
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, Carlingwark Loch, Carlingwark House and greenfield.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Protected area of open space					
		Greenfield	Y						
Is the site vacant or derelict			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			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: There are no known servicing constraints								

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of the site would result in the loss of greenfield/ protected area of open space.											
SEA OVERVIEW	Development of the site would result in the loss of greenfield/ protected area of open space and is therefore a negative 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 4 no. dwellinghouses lies to the west of the B736 public road south of Threave Terrace. The site is bound by the U407s Crone Street public road however this road would require to be substantially strengthened, widened and potentially require vertical realignment in order to be utilised as an access to the site. Given the restricted nature of the site by way of gradient from the B736 public road into the site, significant engineering works would be required to construct a suitable access with satisfactory provision for vehicles and pedestrians, whether for frontage access or an adoptable 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 could be achieved											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		?										
Can the site make best use of solar gain		?	Possibly though due to the small size of the site this might be more of a challenge					+	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		?	Adjacent housing may offer some protection, as may the trees located between the road and the loch.			SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			+	
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 possibly 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: Adjacent to Carlingwark Loch, which appears to have formed part of a prehistoric cultural centre. No overriding historic environment issues, but may require mitigation. No Listed Buildings or conservation area.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	Y	Garden or Designed Landscape								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Although not Listed, the fine sandstone Carlingwark House deserves to retain a respectable setting around it.			C	x				?	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	Development of the site may alter the setting of Carlingwark House to the south. Any development would need to be sympathetically designed to avoid this.								
SEA OVERVIEW	Possible setting issue is a negative SEA impact.						SEA SCORE: x		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: The site contains substantial parkland trees which are worthy of TPO protection (especially oak in centre of site). Also has strong cultural associations ('hanging tree').		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site overlooks and provides green backdrop to Carlingwark Loch.			C	x		x
Will development of the site be well integrated visually with the existing settlement		?	The site could be integrated with adjacent housing to the north.			SV	?		0
Are there any locally attractive views that will be impacted by development of the site		Y	The site is highly visible from the lochside park, caravan site, activity centre and wider surroundings to the south and east.			C	x		x
PLANNING OVERVIEW	Development of the site would include loss of parkland trees, attractive views and affect cultural associations with the 'hanging tree'.								
SEA OVERVIEW	The loss of substantial parkland trees; attractive views from a tourist accommodation location, and of cultural interest: the 'hanging tree', would be negative SEA impacts.						SEA SCORE: x		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?	Possibly yes							
OVERALL PLANNING COMMENT	The site is identified in the Open Space Audit as an area of amenity greenspace. This has led to the site being identified as an area of protected open space in the adopted LDP. Policy CF3: Open Space has a presumption against the development of open space identified for protection the LDP unless the criteria set out in the policy can be met. The site is on a prominent approach to the town, development of which may have a detrimental impact on the setting of the Carlingwark Loch. There are a number of other sites that have been proposed for development in Castle Douglas that are not on areas of land protected from development and which would not have such an impact on the setting of the town.								
OVERALL SEA COMMENT	Some minor and significant negative impacts including loss of greenfield land, protected open space, alterations to landscape and setting and flood risk. Some positive SEA impacts include improved access to employment opportunities and the location to existing services and facilities. This could encourage active travel and reduce carbon emissions from transport.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H202	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land adjacent to cemetery, Whitepark Road			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	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	+	x	0	0	x	+	x	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	Y	
	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: Adjacent to Threave & Carlingwark Loch SSSI. Prior consultation with SNH is required.				
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 as the site is located adjacent to a body of water and greenfield.		SV	x	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	Development of this greenfield site would result in potential disruption to habitat connectivity. Where appropriate, measures to enhance biodiversity should be implemented.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Greenfield but not part of protected open space in the 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 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	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:		Castle Douglas Primary				Castle Douglas High				
	Capacity:		48				113				
	Distance:		0-1				1-5				
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		Y	Soil classification (The James Hutton Institute)	3.2	O	x		x
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Possibly as adjacent to a body of water and the landform is gently sloping.		SV	?		0
Are there any contaminated soils issues on the site		N	Site is down gradient of cemetery.		C	0	Some investigation may be required.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime quality agricultural land. Due to the proximity to the adjacent cemetery, some investigative work is recommended.							
SEA OVERVIEW	The loss of prime quality agricultural land would be a negative SEA impact.						SEA SCORE: x	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Adjacent body of water.		C	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site.		C	0	Applicant should confirm surface water outfall intentions and future maintenance. Full topographical survey of the site required. Depending on content, a Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			O	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	x	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
			Further investigation such as Flow and Pressure test or					

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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			Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.						
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A topographical survey of the site is required.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Carlingwark Loch, a cemetery and greenfield. Some housing across the road to the north of site.	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		O	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No 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			Greenfield site, there are no existing structures that could be reused.	SV	x		x		
Does the site have existing and potential mineral extraction				O	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH			O	0		0		
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
facilities comply with the locational criteria 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 Comment: There are no known servicing constraints			Shell oil pipeline N Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N			Carlisle Airport N Coal Authority N HSE N		
PLANNING OVERVIEW	Development would result in the loss of a greenfield site							
SEA OVERVIEW	Development would result in the loss of a greenfield site and as such 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 lies to the south of the B736 public road. The site is bound to the east by the cemetery and to the west by Carlingwark Loch core path. Access from the B736 appears achievable, however; consideration should be given to junction separation from the U478s Whitepark Gardens junction opposite. The existing footway along the site frontage may require to be widened, with consideration given to pedestrian and cycle links from the site to the town centre. 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 for the site.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Slightly raised ground						
Can the site make best use of solar gain		?	Possibly		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	Site is exposed to prevailing winds		SV	x	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+
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 Conservation Area N World Heritage Site N	Scheduled Monuments N Inventory of Historic Battlefield N Inventory & Non-Inventory N	Comment: Western portion of a ridge of land between Carlingwark Loch and the former Torrs Loch, both of which seem to be elements of a late prehistoric cult				

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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		Archaeological site	N	Garden or Designed Landscape		centre. Pre-application evaluation would be required.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Significant cultural heritage interests that would make the site difficult to develop: setting of cemetery and loch and adjacent to a number of archaeological sites relating to settlement and burial, in area of known prehistoric activity. Also loch-shore archaeological potential.		C	x	Pre-application evaluation would be required.	x
PLANNING OVERVIEW	Development of site raises significant cultural heritage concerns that require further investigation.							
SEA OVERVIEW	Adverse impacts on cultural heritage would be a negative impact.						SEA SCORE: x	

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	Significant high spot visible from much of Castle Douglas and beyond.		C	x	Development should be restricted to narrow lower area and away from lochside and Lover's Walk, keeping the upper half of the moraine clear.	0
Will development of the site be well integrated visually with the existing settlement		?	Development separated by the B736 road from Whitepark housing development north of site.		SV	?		?
Are there any locally attractive views that will be impacted by development of the site		Y	Moraine/ hill within site overlooks Carlingwark loch and caravan site offering a strong visual amenity.		C	x	The skyline should not be broken by development.	0
PLANNING OVERVIEW	Development on upper half of moraine would impact on views across the loch. Any development should be restricted to lower area of site away from lochside and Lover's Walk.							
SEA OVERVIEW							SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?	
OVERALL PLANNING COMMENT	There are significant landscape and cultural heritage issues with the site that would impact on the setting, visual amenity and make the site difficult to develop. This site is not considered suitable for residential development due to its visual prominence and as such, it is not considered appropriate to include this site within LDP2. There are a number of other sites that have been proposed for development in Castle Douglas that are not on areas of land protected from development and which would not have such an impact on the setting of the town.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Moderate SEA concerns including landscape and setting concerns and potential impact on archaeology.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: CSD.H203	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land at the Stables			
Settlement: Castle Douglas	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing): 276297, 562997			
Site Size (ha): 3.81	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	+	X	0	0	X	+	+	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No known designations					
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. The site is bounded by hedgerows and some trees.			SV	X	0		
PLANNING OVERVIEW		No planning issues							
SEA OVERVIEW		Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Greenfield site outside the 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 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 1-5	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:		Castle Douglas Primary			Castle Douglas High						
Capacity:		48			113						
Distance:		1-5			1-5						
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.									
SEA OVERVIEW		The site is well located to local services, provides options for active travel and development would also support local facilities and								SEA SCORE: +	

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services resulting in positive SEA impacts	
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	C	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Possibly as the site is raised and lying to the rear of 'Dunmuir Hill'		SV	X		X
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	Development of the site would result in the loss of prime quality agricultural land.							
SEA OVERVIEW	The loss of prime quality agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A culvert traverses the site.		SV	X	A culvert investigation is required.	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A minor watercourse flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	A Flood Risk Assessment is required. 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			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Castle Douglas WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended	0
Is there sufficient capacity for the	PHH	?	Early engagement with Scottish Water is recommended		C	0	As Scottish Water are funded for Growth they can	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply			to discuss build out rates and to establish any potential investment at the WTW 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.			instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA 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. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A drainage impact assessment will be required.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential		N		0	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield site.							
SEA OVERVIEW	The loss of greenfield is 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 lies outwith the current settlement boundary, north of the U551s Cairnsmore Road. The site appears to be landlocked and thus would require 3rd party land outwith the application site to allow access. The site is raised, lying to the rear of "Dunmuir Hill" and bound to the south by embankments of a dismantled railway. It may be possible to create access links to Cairnsmore Road and/or to the U460s Donald Road public road, utilising 3rd party land outwith the application site. This would require significant engineering works to be achievable.						
PLANNING OVERVIEW	The site is landlocked and would require 3 rd party land outwith the application site to allow access. This would require significant engineering works to be achievable.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Open site						
Can the site make best use of solar gain		Y	Possibly	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		?	Unlikely as the site is open and on raised ground	SV	?	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
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: +	

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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Prehistoric fort site on top of Dunmuir Hill itself, so possibility of prehistoric activity on lower slopes. Evaluation and/or mitigation would be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly		SV	X	Recording investigation	+	
PLANNING OVERVIEW	Due to the proximity of the site to a prehistoric fort site, an evaluation and ensuing mitigation would be required before any development could begin.								
SEA OVERVIEW	If any prehistoric evidence were to be found, the layout and design of the development would be required to avoid this area. Recording of historical information would provide a positive SEA impact.						SEA SCORE: +		

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	The site boundary is weak and cuts across landform. The railway provides a clear boundary to the settlement at present.			SV	X	Layout and design of any development	0	
Will development of the site be well integrated visually with the existing settlement		?	On edge of the settlement and separated by a former railway line.			SV	X		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site appears in a slightly isolated position due to the former railway line to the south however with careful consideration of layout and design of development this may be integrated into the wider setting.									
SEA OVERVIEW							SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is outwith but immediately adjacent to 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	?	Possibly, further work needed to determine how site will be accessed.
Can the site be delivered within the LDP timeframe	?	

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OVERALL PLANNING COMMENT	The landowner is undertaking further investigation to determine whether an access can be achieved into the site. The site has been shown as being possibly suitable for development in the MIR.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). 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.							