

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CPC.B&I1	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Chapelcross North			
<b>Settlement:</b> B&I	<b>Current use:</b> Former nuclear power station and airfield base.	<b>Existing LDP allocations/ designations:</b> <b>Yes</b>	
<b>OS Grid Reference (Easting, Northing):</b> 321541, 570471			
<b>Site Size (ha):</b> 19.43	<b>Proposed use:</b> Business and industry	<b>HMA:</b> B&I	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	0	X	?	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
<b>Score Symbol</b>	++	+	0	?	+/-	x	xx

### Legends

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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: Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Not likely to affect all areas/proposals, but may require updating & re-assessment.								
Are there any known invasive species within the site		N			0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N			0			
<b>PLANNING OVERVIEW</b>	Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Will require to be updated and reassessed. Not likely to affect all areas and proposals.							
<b>SEA OVERVIEW</b>	Potential biodiversity interest on site which will require to be updated and reassessed and will require to be taken into account.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	5								
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: Local cycle route 11 along B7076							
		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	5	Sports facilities	5	Hospitalities	5	Local shops (convenience)	5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary			Secondary					
	School name:										
	Capacity:										
Distance:											
	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	Site is distant from community facilities and centres of population, increasing potential journey time for workforce.										
<b>SEA OVERVIEW</b>	Negative SEA impact as site distant from community facilities and centres of population.						<b>SEA SCORE: X</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	0	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site is relatively flat and contained within a shallow valley.	SV	0		0		
Are there any contaminated soils issues on the site		Y	Former Chapelcross nuclear power station and former RAF airfield. SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	C	X	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0		
<b>PLANNING OVERVIEW</b>	Reuse of former Chapelcross Nuclear Power Station and former RAF airfield. Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.								
<b>SEA OVERVIEW</b>	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.						<b>SEA SCORE: ?</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches, water courses and boggy areas.	SV				
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 SEPA pluvial flood maps. DGC hold flood records in connection to this site. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA	C	X	Drainage Impact Assessment required. SEPA – Require to assess flood risk assessment	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			and Scottish Water. Appropriate surface water management measures should be adopted.					
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	C	X	Assessment of culverted watercourses will need to be submitted and agreed with SEPA.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	For Chapelcross Waste Water Treatment Works Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements	C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 10" water main running across north boundary of site.	0	
<b>PLANNING OVERVIEW</b>	Waste water - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements. There is sufficient capacity to connect to the mains water supply. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 10" water main running across north boundary of site.							
<b>SEA OVERVIEW</b>	Potential flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and agreed with SEPA.					<b>SEA SCORE: 0</b>		

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	?	Former nuclear power station currently subject to decommissioning . Agricultural land					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.							

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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<b>SEA OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	<b>SEA SCORE: ?</b>
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MATERIAL ASSETS																
Is the site.....		Brownfield	Y	Comment Part brownfield and part greenfield. Reuse of land associated with former nuclear power station and former RAF airfield												
		Greenfield														
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			0		0								
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N				0		0								
Does the site have existing and potential mineral extraction		N				0		0								
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0		0								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0		0								
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment No known servicing constraints														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
<b>PLANNING OVERVIEW</b>	No known servicing constraints.															
<b>SEA OVERVIEW</b>	Positive SEA impact as involves in part the reuse of brownfield land.												<b>SEA SCORE: +</b>			

ROADS/ACCESS	
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This site lies alongside the B722, the preferred route between the Chapelcross site and the A74(M) / B7076. The B722 south of Chapelcross enters Annan through residential areas, which would be undesirable for HGV traffic. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and

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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			Galloway Council Parking Standards.					
<b>PLANNING OVERVIEW</b>	The site is within 2.5 miles of A74(M) Junction 20. The site should be accessed from the B722 subject to appropriate road improvements having been made. A comprehensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South aspect			0		0	
Can the site make best use of solar gain		Y			0	Due to southerly aspect the use of solar gain could be used to great effect	0	
Is the site protected from prevailing winds		Y			0		0	
<b>PLANNING OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect							
<b>SEA OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect						<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - On site of former RAF Annan. No overriding historic environment issues, but will require mitigation. Historic Built Environment - No built heritage issues identified.		
		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							
<b>PLANNING OVERVIEW</b>	Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.							
<b>SEA OVERVIEW</b>	Appropriate archaeology mitigation measures will require to be considered in relation to its former use.						<b>SEA SCORE: 0</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment Site is visually/physically contained by roads within a shallow valley, however existing B&I sits uncomfortably with rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Site is visually/physically contained by roads within a shallow valley. Existing B&I sits uncomfortably with rural landscape		X	Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape.	0	
Will development of the site be well integrated visually with the existing		N/A			0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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settlement									
Are there any locally attractive views that will be impacted by development of the site		N			0		0		
<b>PLANNING OVERVIEW</b>	Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.								
<b>SEA OVERVIEW</b>	Although site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and tree planting is essential.						<b>SEA SCORE: 0</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.
Are there any known restrictive covenants or ransom strips	Y	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance. Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact in terms of Material Assets as would involve development of brownfield land. Negative SEA Impact in terms of Population and Health and unknown impact in relation to Soils, and Air Quality. Site is distant from community facilities. Soils - contaminated land assessment required with requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CPC.B&I2	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Chapelcross South			
<b>Settlement:</b> B&I	<b>Current use:</b> Former nuclear power station and airfield base.	<b>Existing LDP allocations/ designations:</b>	
<b>OS Grid Reference (Easting, Northing):</b> 322007, 569313			
<b>Site Size (ha):</b> 7.13	<b>Proposed use:</b> Business and industry	<b>HMA:</b> B&I	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	X	?	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	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							
Comments: Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Not likely to affect all areas/proposals, but may require updating & re-assessment.								
Are there any known invasive species within the site		N			0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N			0		0	
<b>PLANNING OVERVIEW</b>	Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Will require to be updated and reassessed. Not likely to affect all areas and proposals.							
<b>SEA OVERVIEW</b>	Potential biodiversity interest on site which will require to be updated and reassessed and will require to be taken into account.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	5								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	5	Sports facilities	5	Hospitalities	5	Local shops (convenience)	5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:										
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
		Site is distant from community facilities and centres of population, increasing potential journey time for workforce. The site is within 2.5 miles of Annan									
<b>PLANNING OVERVIEW</b>	Site is distant from community facilities and centres of population, increasing potential journey time for workforce. The site is within 2.5 miles of Annan										
<b>SEA OVERVIEW</b>	Negative SEA impact as site distant from community facilities and centres of population.						<b>SEA SCORE: X</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	O	O		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	O		0	
Are there any contaminated soils issues on the site		Y	Brownfield - former airfield and ground associated with former nuclear power station SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	C	X	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		O	O		0	
<b>PLANNING OVERVIEW</b>	Reuse of former Chapelcross Nuclear Power Station and former RAF airfield. Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.							
<b>SEA OVERVIEW</b>	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.					<b>SEA SCORE: ?</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches and boggy areas	SV	X			
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Body of water traverses the site. DGC hold records of flooding in relation to this site. Drainage Impact Assessment required. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk. Records of surface water/drainage flooding in proximity of the site in Nov 2006, leading to road flooding.	C	X	A Flood Risk Assessment is required which will require to be agreed with the Council and SEPA. A surface water flood hazard has been identified and should be discussed with Council and Scottish Water. Appropriate surface water management measures should be adopted.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	C		Assessment of culverted watercourses will need to be submitted and agreed with SEPA.		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	For Chapelcross Waste Water Treatment Works Early discussions is recommended with Scottish Water to discuss build out rates and establish growth requirements	C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water 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	Y	Black Esk Water Treatment Works	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish W via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 4" water main just within site.	0	
<b>PLANNING OVERVIEW</b>	Waste water - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements. There is sufficient capacity to connect to the mains water supply. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended. It should be noted there is a 4" water main just within the site.							
<b>SEA OVERVIEW</b>	Potential flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and agreed with SEPA.					<b>SEA SCORE: 0</b>		

<b>AIR QUALITY</b>								
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	?	Former nuclear power station currently subject to decommissioning . Agricultural land					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.							
<b>SEA OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the					<b>SEA SCORE: ?</b>		

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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determination of any planning application.
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MATERIAL ASSETS																
Is the site.....		Brownfield	Y	Comment Part brownfield and part greenfield. Reuse of land associated with former nuclear power station and former RAF airfield												
		Greenfield														
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey													
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N				0			0							
Does the site have existing and potential mineral extraction		N				0			0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0			0							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0			0							
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment No known servicing constraints														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
<b>PLANNING OVERVIEW</b>	No known servicing constraints															
<b>SEA OVERVIEW</b>	Positive SEA impact as involves in part the reuse of brownfield land.										<b>SEA SCORE: +</b>					

ROADS/ACCESS	
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated	This site lies alongside the U204a and lies on the opposite side of the road to the main Chapelcross Nuclear Site entrance, the preferred route between the Chapelcross sites and the A74(M) / B7076 is via the B722 which can be accessed via the U204a, C43a and C44a. It should be noted that the B722 at the Annan end runs through residential areas, which would be undesirable as an HGV route. Traffic can also access the A75 Trunk Road via the U204a, C43a and B6357. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking

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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			Standards.					
<b>PLANNING OVERVIEW</b>	The site is within 2.5 miles of A74(M) Junction 20. This site lies alongside the U204a and lies on the opposite side of the road to the main Chapelcross Nuclear Site entrance. The preferred route between the Chapelcross sites and the A74(M) / B7076 is via the B722 which can be accessed via the U204a, C43a and C44 subject to appropriate road improvements having been made. A comprehensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South aspect			0		0	
Can the site make best use of solar gain		Y			0	Due to southerly aspect the use of solar gain could be used to great effect	0	
Is the site protected from prevailing winds		Y			0		0	
<b>PLANNING OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect							
<b>SEA OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect							<b>SEA SCORE: 0</b>

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No built heritage issues noted.		
		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							
<b>PLANNING OVERVIEW</b>	Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.							
<b>SEA OVERVIEW</b>	Appropriate archaeology mitigation measures will require to be considered in relation to is former use.							<b>SEA SCORE: 0</b>

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment Site associates with B&I uses. Former airfield site. Retain woodland shelter belt to SE.		
		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				Retain woodland shelter belt to SE. Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape, but adjacent to former nuclear power station.	0	
Will development of the site be well								

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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integrated visually with the existing settlement								
Are there any locally attractive views that will be impacted by development of the site		N					0	
<b>PLANNING OVERVIEW</b>	Existing shelter belt should be retained. Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape.							
<b>SEA OVERVIEW</b>	Although site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and tree planting is essential.						<b>SEA SCORE: 0</b>	

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.
Are there any known restrictive covenants or ransom strips	Y	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance. Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact in terms of Material Assets as would involve development of brownfield land .Negative SEA Impact in terms of Population and Health and unknown impact in relation to Soils, and Air Quality. Site is distant from community facilities. Soils - contaminated land assessment required with requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CPC.B&I3	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Chapelcross West			
<b>Settlement:</b> B&I	<b>Current use:</b> Former nuclear power station and airfield base.	<b>Existing LDP allocations/ designations:</b>	
<b>OS Grid Reference (Easting, Northing):</b> 321034, 569827			
<b>Site Size (ha):</b> 32.37	<b>Proposed use:</b> Business and industry	<b>HMA:</b> B&I	<b>Date completed:</b> Oct/Nov 2016

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

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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: Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Not likely to affect all areas/proposals, but may require updating & re-assessment.								
Are there any known invasive species within the site								
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity								
<b>PLANNING OVERVIEW</b>	Biodiversity interest on site as set out in Chapelcross Biodiversity Action Plan 2008. Will require to be updated and reassessed. Not likely to affect all areas and proposals.							
<b>SEA OVERVIEW</b>	Potential biodiversity interest on site which will require to be updated and reassessed and will require to be taken into account.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	5								
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: Local cycle route 11 along B7076							
		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	5	Sports facilities	5	Hospitalities	5	Local shops (convenience)	5	Bus stop	1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary			Secondary					
	School name:										
	Capacity:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
<b>PLANNING OVERVIEW</b>	Site is distant from community facilities and centres of population, increasing potential journey time for workforce										
<b>SEA OVERVIEW</b>	Negative SEA impact as site distant from community facilities and centres of population.						<b>SEA SCORE: X</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	0	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Site is relatively flat and contained within a shallow valley	SV	0		0		
Are there any contaminated soils issues on the site			Partially within Chapelcross compound on former RAF airfield. Site investigation would be required before development. SEPA - Identified as 'brownfield former airfield and ground associated with former nuclear power station'. The proposed land use is noted as 'business and industry' and recommend that the contaminated land investigation should include a requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	C	X	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.	?		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0		
<b>PLANNING OVERVIEW</b>	Reuse of former Chapelcross Nuclear Power Station and former RAF airfield. Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.								
<b>SEA OVERVIEW</b>	Site investigation and contaminated land assessment would be required before development. Requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations.						<b>SEA SCORE: ?</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of drainage ditches, water courses and boggy areas.	SV				
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 SEPA pluvial flood maps. A body of water traverses the site. Drainage Impact Assessment required. A Flood Risk Assessment may also be required depending on the content of supplied information. SEPA - Multiple potentially partly culverted minor watercourse flow through or along the site boundary which could represent a potential flood risk.	C	X	A Flood Risk Assessment is required and agreed with SEPA. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y	Culverted water courses on site	C	X	Assessment of culverted watercourses will need to be submitted and agreed with SEPA.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	For Chapelcross Waste Water Treatment Works, Early discussions is recommended with Scottish Water to discuss build out rates and establish growth requirements	C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
<b>PLANNING OVERVIEW</b>	Waste water - Early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements. There is sufficient capacity to connect to the mains water supply. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.							
<b>SEA OVERVIEW</b>	Potential flood risk. Drainage Impact Assessment required. Assessment of culverted watercourses will need to be submitted and agreed with SEPA.						<b>SEA SCORE: 0</b>	

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	?	Former nuclear power station currently subject to decommissioning . Agricultural land					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.							
<b>SEA OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>	

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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MATERIAL ASSETS											
Is the site.....		Brownfield	Y	Comment Part brownfield and part greenfield. Reuse of land associated with former nuclear power station and former RAF airfield							
		Greenfield									
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N				0		0			
Does the site have existing and potential mineral extraction		N				0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0		0			
Are there any of the following servicing constraints that impact on the development of the site		Pylons	Y	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment Electricity poles and lines cross site and a maintenance corridor will be required.									
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
<b>PLANNING OVERVIEW</b>	Electricity poles and lines cross site and a maintenance corridor will require to be taken into account in the layout of the business and industry site.										
<b>SEA OVERVIEW</b>	Positive SEA impact as involves in part the reuse of brownfield land.							<b>SEA SCORE: +</b>			

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site lies alongside the B722, the preferred route between the Chapelcross site and the A74(M) / B7076. The B722 south of Chapelcross enters Annan through residential areas, which would be undesirable for HGV traffic. All routes that may be considered as access routes to Chapelcross have some local restrictions and constraints that will require improvement and it would be appropriate that a comprehensive Transport Assessment and detailed Access Strategy be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross. It may be desirable for the Council to consider that this should be carried out anyway to help 'unlock' the overall site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards							
<b>PLANNING OVERVIEW</b>	The site is within 2.5 miles of A74(M) Junction 20. The site should be accessed from the B722 subject to appropriate road improvements having been made. A comprehensive Transport Assessment and detailed Access Strategy requires to be developed for the Chapelcross site as a whole that identifies all constraints and proposes mitigation measures by route in order clarify the requirements and assist the regeneration of Chapelcross								

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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CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		South aspect			0		0	
Can the site make best use of solar gain		Y			0		0	
Is the site protected from prevailing winds		Y			0		0	
<b>PLANNING OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect							
<b>SEA OVERVIEW</b>	Due to southerly aspect the use of solar gain could be used to great effect						<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - On site of former RAF Annan. No overriding historic environment issues, but will require mitigation. Historic Built Environment - No built heritage issues noted		
		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							
<b>PLANNING OVERVIEW</b>	Although there are no overriding archaeology/historic environment issues the site is the former RAF Annan, a second world war air base and appropriate mitigation measures will require to be considered.							
<b>SEA OVERVIEW</b>	Appropriate archaeology mitigation measures will require to be considered in relation to its former use.						<b>SEA SCORE: 0</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs		RSAs		Comment Site is visually/physically contained by roads within a shallow valley, however existing B&I sits uncomfortably with rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.		
		Wild Land		TPOs				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Site is visually/physically contained by roads within a shallow valley. Existing B&I sits uncomfortably with rural landscape	C	X	Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.	0	
Will development of the site be well integrated visually with the existing settlement		n/a			0			
Are there any locally attractive views that will be impacted by development of the site		N			0		0	
<b>PLANNING OVERVIEW</b>	Appropriate landscaping and tree planting essential to mitigate impact of development on rural landscape. Existing hedgerow trees and shelter belt should be retained and enhanced with additional pre planting.							

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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<b>SEA OVERVIEW</b>	Although site adjacent to former nuclear power station in order to mitigate impact on rural landscape appropriate landscaping and tree planting is essential.	<b>SEA SCORE: 0</b>
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<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.
Are there any known restrictive covenants or ransom strips	Y	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	Allocated site for business and industry in adopted LDP. Chapelcross Development Framework (July 2015) <a href="http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0">http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16994&amp;p=0</a> applies adopted as supplementary planning guidance. Current discussions ongoing with Nuclear Decommissioning Agency as part of the CX project in terms of the disposal strategy.	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact in terms of Material Assets as would involve development of brownfield site. Negative SEA Impact in terms of Population and Health and unknown impact in relation to Soils, and Air Quality. Site is distant from community. Soils - contaminated land assessment required with requirement to assess for radioactive contaminants as well as chemical contaminants and that a detailed desk study should identify the radionuclides of concern for any intrusive investigations. Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	