

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> CMI.H1	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land at Templand			
<b>Settlement:</b> Crossmichael	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> CMI.H1	
<b>OS Grid Reference (Easting, Northing):</b> 273088, 567061			
<b>Site Size (ha):</b> 0.52	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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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
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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	Site on periphery of settlement and bounded on north western side by open countryside	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		
<b>PLANNING OVERVIEW</b>	There are no know biodiversity issues affecting the site								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						<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	Site part of agricultural field. Does not form 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								
			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	N	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:		Crossmichael				Castle Douglas High					
	Capacity:		53				113					
	Distance:		0-1				5-10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0		0			
<b>PLANNING OVERVIEW</b>	The site is within close proximity to 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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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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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)	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 previous known use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils		O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There is a minor watercourse on the boundary of 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	The minor watercourse on the boundary of the site may represent a potential flood risk. Site appears in SEPA pluvial flood mapping. A surface water flood hazard has been identified and should be discussed with the 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			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Crossmichael Septic tank 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. Please note there is a 2 x 180mm water mains through bottom part of site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	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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<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<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	N	The site is surrounded by housing and agricultural land	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	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
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land										
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact							<b>SEA SCORE: X</b>			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 5 no. dwellinghouses is served by the U199s Templand public road. This site forms a small extension to the existing development at Templand. A footway link should continue from the existing development along the site frontage. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		South west facing site			SV	0		0		
Can the site make best use of solar gain		Y	Possibly due to open nature of site			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		?	Possibly from surrounding development			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques							<b>SEA SCORE: +</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Part of this site is within Non-Inventory Designed Landscape of Culgruff House, part of the original, wider setting of Culgruff House which is Category B Listed.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	Y				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the	L	N	Evaluation of the impact of the proposal on the designed	SV	X	If limited development could be accommodated,	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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opportunity to enhance or improve access to the historic environment			landscape will be essential as any development will have significant impact.			appropriate mitigation would be required.			
<b>PLANNING OVERVIEW</b>	Development will need to respect the Culgruff Non-Inventory Designed Landscape								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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				As site is within regional scenic area, development will need to respect the special quality of the surrounding landscape.	SV	0	Development should avoid the upper slopes toward woodland on south-eastern boundary.	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
<b>PLANNING OVERVIEW</b>	Development will need to respect the special quality of the surrounding landscape.									
<b>SEA OVERVIEW</b>	There are no SEA issues								<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is 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
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site should ensure that it is well integrated with the existing settlement.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land and loss of best quality agricultural land (classification 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

<b>Site Ref:</b> CMI.H201	<b>Source of site suggestion:</b> Call for sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> Land north of Etive Mhor			
<b>Settlement:</b> Crossmichael	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b> 272789, 567089		<b>Existing LDP allocations/ designations:</b> N/A	
<b>Site Size (ha):</b> 0.49	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	?	+	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	?	+/-	-	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	Y	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: Site very close to SSSI and SPA, an appropriate assessment 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	Site is on the periphery of the settlement and bounded on the south eastern side by open countryside. The site is very close to SSI and SPA	SV	X	Further investigation required to determine if an appropriate assessment may be required	?		
<b>PLANNING OVERVIEW</b>	Development of the site may have an impact on the SSSI and SPA							
<b>SEA OVERVIEW</b>	Impact on the nearby SSSI and SPA are unknown at this moment until further investigation and consultation undertaken						<b>SEA SCORE: ?</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	Site part of agricultural field. Does not form part of protected open space	SV	0		0				
		Distance (km)	0-1	Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	N	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:	Crossmichael	Castle Douglas High								
	Capacity:	53	113								
	Distance:	0-1	5-10								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						<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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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	O	X		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. Former railway and sidings adjacent to west. Garden ground adjacent to railway may require soil testing to make sure suitable for use.		C	0	Any mitigation measures arising from the soil testing would need to be implemented	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils		O	0		0	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land. Any mitigation measures arising from the soil testing would need to be implemented								
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>		

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	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area.		C	X	Flood Risk Assessment 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			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Crossmichael Septic tank 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. Please note there is a 2" water main through site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</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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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		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	The proposed use is residential		0		0	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: This is a greenfield site							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0					
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		No mitigation		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 no servicing constraints in relation to the site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 3 no. dwellinghouses lies partially within the 30mph speed restricted area of Crossmichael. The site frontages the A713 public road. It should be noted that the land lies lower than the public road, however; individual plot accesses may be achievable. It may be appropriate to extend the existing 30mph speed restricted area to encompass the outer limits of the development. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site.									

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

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment			
		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	
<b>PLANNING OVERVIEW</b>	There are no cultural heritage issues								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</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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LANDSCAPE												
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	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	Site lies between existing plots and development that is consistent with existing built forms off Main St should achieve a landscape fit.				SV	0	Railway embankment needs to be retained to enclose the site and help screen development from the loch and wider valley.		0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0		
<b>PLANNING OVERVIEW</b>												
<b>SEA OVERVIEW</b>										There are no SEA issues		<b>SEA SCORE: 0</b>

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outside but adjacent to 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
<b>OVERALL PLANNING COMMENT</b>	This site lies between existing plots and is considered a suitable infill site provided development of the site does not have an adverse impact on the nearby SSSI and SPA, further investigation will be required to determine this potential impact. Development of the site should be of a scale which reflects the adjoin development.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land and loss of best quality agricultural land (classification 3.2). Until an appropriate assessment is carried out there is also an unknown impact on the Loch Ken and River Dee Marshes SPA. 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

<b>Site Ref:</b> CMI.H202	<b>Source of site suggestion:</b> Call for sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land adjacent to Rosemount			
<b>Settlement:</b> Crossmichael	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b> 272917, 567056		<b>Existing LDP allocations/ designations:</b> N/A	
<b>Site Size (ha):</b> 0.52	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

<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: 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	Site on periphery of settlement and bounded on northern side by open countryside	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		
<b>PLANNING OVERVIEW</b>	There are no know biodiversity issues affecting the site								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						<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	Site part of agricultural field. Does not form part of open space function	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								
		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	N	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:		Crossmichael				Castle Douglas High				
	Capacity:		53				113				
	Distance:		0-1				5-10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to 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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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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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)	3.2	O	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No previous known use		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown Soil		O	0	0	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

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	Fluvial - adjacent to 1 in 200 flood outline. Watercourse adjacent to site.		C	X	0	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Crossmichael Septic tank 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.
<b>PLANNING OVERVIEW</b>	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
<b>SEA OVERVIEW</b>	Provide the mitigation measures are implemented there are no SEA issues						<b>SEA SCORE: 0</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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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is adjacent to housing, the church graveyard and agricultural fields	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	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
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land										
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact									<b>SEA SCORE: X</b>	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 6 no. dwellinghouses lies within the 30mph speed restricted area of Crossmichael. Visibility is restricted to the southern end of the site due to vertical and horizontal alignment of the A713 public road and the existing boundary wall to the church. It may be possible to provide appropriate access with suitable visibility onto the A713 to serve the proposed site. Consideration should be given to providing pedestrian access to the village as there are at present no footways on either side of the road beyond the church. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		South westerly facing				SV	0			0	
Can the site make best use of solar gain		Y	Possibly due to open nature of site			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		+	
Is the site protected from prevailing winds		?	Possibly from surrounding development			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									<b>SEA SCORE: +</b>	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: This site has a long boundary with the open space around the Category A Listed Church and its churchyard walls. The church is prominently positioned on a small hill and the dominant building in the landscape. The road frontage has a traditional Galloway style dry stane dyke which is part of the local distinctiveness of the area and should be retained. Development would need to be sensitive in design and layout to retain the historic character.					
		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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<b>PLANNING OVERVIEW</b>	Development of the site will need to respect the adjacent Category A listed church								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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					Development may be acceptable provided mitigation is put in place.	SV	+/x	South-western raised corner should be left undeveloped.	0
Will development of the site be well integrated visually with the existing settlement	?					Possibly	SV	+/x	Development should address the main road (though could be set back) and should reflect scale/character of adjacent/opposite dwellings.	0
Are there any locally attractive views that will be impacted by development of the site	Y					Key view of settlement from the north dominated by church.	SV	+/x	Development should reflect scale/character of adjacent/opposite dwellings to minimise impact on church	0
<b>PLANNING OVERVIEW</b>	The south western corner of the site should be left undeveloped. Development should be of a scale to reflect the adjoining houses.									
<b>SEA OVERVIEW</b>	Provided the development is of a scale to reflect the adjoining houses and avoids the south western corner there should be SEA issues							<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outside but adjacent to 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
<b>OVERALL PLANNING COMMENT</b>	The site is considered to be well related to the existing settlement. Development of the site will need to be of a scale so that it does not impact on the church and integrates well with the existing settlement.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land and loss of best quality agricultural land (classification 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

<b>Site Ref:</b> CMI.H203	<b>Source of site suggestion:</b> Call for sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> Land east of Main Street			
<b>Settlement:</b> Crossmichael	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> N/A	
<b>OS Grid Reference (Easting, Northing):</b>			
<b>Site Size (ha):</b>	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	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: 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	Site on periphery of settlement and bounded on southern side by open countryside			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		
<b>PLANNING OVERVIEW</b>	There are no know biodiversity issues affecting the site								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues						<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	Small part of large agricultural field. Doesn't form part of open space function	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								
		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	N	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:	Crossmichael					Castle Douglas High				
	Capacity:	53					113				
	Distance:	0-1					5-10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to 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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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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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)	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	There is a steep gradient to the rear of the site		SV	X	Restrict development to the front of the site adjacent to the road	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	Brown Soils		O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime quality agricultural land and may result in soil erosion given the steep slope to the rear of the site							
<b>SEA OVERVIEW</b>	Development of the site would result in the loss of prime quality agricultural land						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There is a watercourse adjacent to the site		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No apparent flood risk		C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Crossmichael Septic tank 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
<b>PLANNING OVERVIEW</b>	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</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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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is adjacent to housing and agricultural 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		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0			
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
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land										
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact									<b>SEA SCORE: X</b>	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 10 no. dwellinghouses frontages the A713 public road and lies within the 30mph speed restricted area of Crossmichael. The site lies on a prominent hill which may provide gradient issues in formation of an access road, as such the proposed number of dwellings would appear an overdevelopment of the site. An access may be achievable, however; significant engineering works would be required. As such, frontage development may be more appropriate. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
<b>PLANNING OVERVIEW</b>	Although it may be possible to achieve an access into the site, development of the whole site would require significant engineering work										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		South facing				SV	0		0		
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	Site exposed on its southern edge				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									<b>SEA SCORE: +</b>	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment					
		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	
<b>PLANNING OVERVIEW</b>	There are 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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<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>
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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				Development of the whole site would have a negative impact on the landform given the significant changes in level between the front and rear of the site	SV	X	Development could be restricted to the front of the site	+/-x
Will development of the site be well integrated visually with the existing settlement		N				This site is the entry to the original part of Crossmichael with linear 1 and 1½ storey buildings along Main Street. The land rises to the east and there are already dwellings backing onto the site on St Michael's Road.	SV	X	Although development could be restricted to the front of the site, there are no boundaries on site to create a natural limit to the development.	X
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
<b>PLANNING OVERVIEW</b>	Although it would be possible to restrict the amount of the site that was allocated for development, the site is on the main approach into the settlement and would have a significant impact on the approach to the settlement which it would be difficult to mitigate against.									
<b>SEA OVERVIEW</b>	Development of this site is likely to have a negative SEA impact								<b>SEA SCORE: X</b>	

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outside but adjacent to 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									
<b>OVERALL PLANNING COMMENT</b>	Development of this site on the main approach to Crossmichael would have a detrimental impact on the setting of the settlement, which it would not be possible to mitigate against. There are other sites which are being proposed for development in LDP2 which would have less of an impact and would better reflect and respect the existing settlement. The site is not being proposed for development.									
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land, prime quality agricultural land and potential negative impact on landscape. 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

<b>Site Ref:</b> CMI.H204	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land north of Templand			
<b>Settlement:</b> Crossmichael	<b>Current use:</b> Greenfield		
<b>OS Grid Reference (Easting, Northing):</b> 273088, 567061		<b>Existing LDP allocations/ designations:</b>	
<b>Site Size (ha):</b>	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

<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: 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	Site on periphery of settlement and bounded on north western side by open countryside		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		
<b>PLANNING OVERVIEW</b>	There are no know biodiversity issues affecting the site								
<b>SEA OVERVIEW</b>	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						<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	Site part of agricultural field. Does not form part of protected open space	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								
		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	N	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:	Crossmichael					Castle Douglas High				
	Capacity:	53					113				
	Distance:	0-1					5-10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is within close proximity to 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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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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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)	3.2	O	X		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No previous known use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Brown soils		O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There is a minor watercourse on the boundary of 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	The minor watercourse on the boundary of the site may represent a potential flood risk. Site appears in SEPA pluvial flood mapping. A surface water flood hazard has been identified and should be discussed with the FPA 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	Crossmichael Septic tank 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. 2 x 180mm water mains through bottom part of site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	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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<b>PLANNING OVERVIEW</b>	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.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<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	N	The site is surrounded by housing and agricultural land	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	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		0		
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		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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(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		
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>	Development of this site would result in the loss of a greenfield land							
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact						<b>SEA SCORE: X</b>	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site forms an extension to the existing development at Templand. A footway link should continue from the existing development along the site frontage. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site.								

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building Y	Scheduled Monuments N	Comment: The site is within Non-Inventory Designed Landscape of Culgruff House, part of the original, wider setting of Culgruff House which is Category B Listed.			
			Conservation Area N	Inventory of Historic Battlefield N				
			World Heritage Site N	Inventory & Non-Inventory Y				
			Archaeological site N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access	L	N	Evaluation of the impact of the proposal on the designed landscape will be essential as any development will have		SV	X	An impact assessment would be required	+/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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to the historic environment			significant impact.					
<b>PLANNING OVERVIEW</b>	Development is likely to have a significant impact on Culgruff Non-Inventory Designed Landscape. An impact assessment would need to be carried out to determine if some of the site could be developed							
<b>SEA OVERVIEW</b>	Development of the site could have a negative impact on Culgruff Non-Inventory Designed Landscape						<b>SEA SCORE: +/X</b>	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	Y					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Partial development of the site may be acceptable avoiding raised areas at southern end of the site and upper slopes toward woodland.	SV	0	Development should avoid the upper slopes toward woodland on south-eastern boundary.	0
Will development of the site be well integrated visually with the existing settlement		N				Upper areas dominate area	SV	X	Upper areas should not be developed, they should be retained as open space	+/X
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
<b>PLANNING OVERVIEW</b>	Partial development of the site may be possible but it will need to respect the surrounding landscape. The upper areas would need to be kept free from development.									
<b>SEA OVERVIEW</b>	There are no SEA issues								<b>SEA SCORE: +/X</b>	

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is outside but adjacent to 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								
<b>OVERALL PLANNING COMMENT</b>	This is a large site on the northern edge of the settlement. Development is likely to have a significant impact on Culgruff Non-Inventory Designed Landscape. Although it may be possible to develop the lower parts of the site, there are other sites in the settlement that are considered more suitable for development as they better reflect the existing pattern of development and would contribute more positively to place making.									
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land. Development of the site would have an positive and negative impact on the cultural heritage and landscape as the site lies within Culgruff Non-Inventory Designed Landscape. 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.									