

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 10/P/2/0205	
Site name: Sunnyside / Barhill Road			
Settlement: Dalbeattie	Current use: Greenfield	Existing LDP allocations/ designations: DBT.H1	
OS Grid Reference (Easting, Northing): 283872, 561481			
Site Size (ha): 0.99	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no known designations affecting this site			
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Greenfield site adjacent to an area of open space with trees and hedgerows on south western boundary		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
PLANNING OVERVIEW	The existing trees and field boundaries should be retained as far as possible							
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although a greenfield site it does not form part of the protected open space	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: Dalbeattie Forest Core Path							
		Right of Way	N								
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Dalbeattie Primary				Dalbeattie High				
	Capacity:		92				149				
	Distance:		0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Site slopes downwards towards the burn, soil erosion may be an issue		SV	?	Development proposals would be assessed against the relevant LDP policies	0
Are there any contaminated soils issues on the site		Y	Former use includes fuel tanks and pumps.		C	X	Site investigation would be required.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	No info available		C	?		?
PLANNING OVERVIEW	Development proposals will need to ensure they minimise any potential soil erosion and remediate any contaminated soils							
SEA OVERVIEW	Provided any potential soil erosion and contamination mitigation measures are taken into account there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within the floodplain. Existing approved Flood Risk Assessment.		C	X	Existing approved Flood Risk Assessment may need updated.	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	Dalbeattie WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to update the existing Flood Risk Assessment. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and open space	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

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

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for 12 no. dwellinghouses was granted planning permission in principle in 2010. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. It would be appropriate that a footway be provided along the site frontage to connect with the existing footway.										
PLANNING OVERVIEW	An access can be achieved into the site											

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

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The core 1876 granite building of Dalbeattie Primary School and the boundary wall on Southwick Road are Listed Category C. The granite buildings around it are locally distinctive and of local conservation interest. The site is separated from the school by open space but there would be intervisibility with the school in the absence of trees/hedge along the burn.							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N								
		Archaeological site	N										
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	Development should complement and enhance the historic built environment			SV	0				0		
PLANNING OVERVIEW	Development proposals should complement and enhance the historic built environment												
SEA OVERVIEW	There are no SEA issues									SEA SCORE:0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSA TPOs	N N	Comment		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N		Development could affect the boundary trees	SV C	0	Set back garden ground from any riparian trees and retain and undomesticated naturalised river bank and immediate floodplain.	0
Will development of the site be well integrated visually with the existing settlement		Y		There is scope for linear plotted development following the existing pattern of development, set down the slope at the nearest point, and no greater than two storey.	SV C	0	The wall around the site is locally distinctive granite which should be retained as far as possible or reinstated.	0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	The site lends itself to linear plot development which would reflect the surrounding development							
SEA OVERVIEW	Provided the mitigation is followed there should be no SEA issues						SEA SCORE:0	

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

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H3	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Bruce Road/Port Road			
Settlement: Dalbeattie	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 283069, 560830		Existing LDP allocations/ designations: DBT.H3	
Site Size (ha): 0.39	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		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 is adjacent to an area of open space. Development could have an impact on field boundaries and existing trees		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	The existing trees and field boundaries should be retained as far as possible								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Development could create an opportunity to make links to adjacent area of protected open space	SV	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	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Dalbeattie Primary				Dalbeattie High				
	Capacity:		92				149				
	Distance:		1-5				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0					0	
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	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 known previous use		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0	0	
PLANNING OVERVIEW	There are no known soils issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. There is a watercourse adjacent to the site		C	X	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. A Drainage Impact Assessment also 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	Dalbeattie WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Flood Risk Assessment. There is limited capacity at the water treatment							

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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			works. The developer will need to discuss build out rates further with Scottish Water.					
SEA OVERVIEW			Provided all the necessary mitigation measures are implemented there should be no SEA issues				SEA SCORE: 0	

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Greenfield site					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused	SV	X		X		
Does the site have existing and potential mineral extraction		N		O	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	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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constraints that impact on the development of the site			Comment: There are no known servicing constraints in relation to the site										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact											SEA SCORE: X	

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for 12 no. dwellinghouses would be served via a new access from Port Road, with potential to link to the existing Bruce Road (the Council has identified a desire line for a pedestrian/cycle link between the end of Bruce Road and Port Road). It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	An access can be achieved into the site												

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)			Flat, open site									
Can the site make best use of solar gain		?	Possible although it is a small site and surrounding development may make it difficult to make best use of solar gain				SV	?	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			0
Is the site protected from prevailing winds		Y	Relatively open site				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	Small site which may make it difficult to maximise solar gain											SEA SCORE:0

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site:		
			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		?	The site provides open green space and an attractive setting to the existing buildings. There are 2 large and significant ash trees on the boundary, both the lane and the trees are important features with amenity value.			SV	0	Some limited development could be accommodated if links can be made and access is available for people to use the open space immediately to the north for recreation, and allowing for a 30m set back from the boundary ash trees.	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				O	0		0
PLANNING OVERVIEW	The boundary trees should be retained and development should be of a scale to reflect the surrounding existing development								
SEA OVERVIEW	Provided the trees are integrated into any development going forward then there should be no SEA issues.						SEA SCORE: 0		

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

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H6	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: John Street / Barhill Road			
Settlement: Dalbeattie	Current use: Greenfield	Existing LDP allocations/ designations: DBT.H6	
OS Grid Reference (Easting, Northing): 283587, 562020			
Site Size (ha): 5.89	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no known designations affecting this site								
Are there any known invasive species within the site		N		GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Greenfield site on edge of settlement adjacent to Bar Hill forestry plantation. There are a number of trees on the site and hedgerows on the boundary	SV	X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+	
PLANNING OVERVIEW	The existing trees and field boundaries should be retained as far as possible							
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: +	

POPULATION AND HUMAN HEALTH												
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although a greenfield undeveloped space it does not form part of the protected open space in the adopted LDP			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)		0-1	Comment: Development could link into the wider green network such as Bar Hill plantation							
		Right of Way		N								
		Core path		N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall		Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary				Secondary				
School name:		Dalbeattie Primary				Dalbeattie High						
Capacity:		92				149						
Distance:		0-1				0-1						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0				
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts	SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	C	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	The site is mainly greenfield but includes to the west a former Council depot with fuel tanks and railway embankment. The depot area has undergone site investigation and remediation. Further work may be required if redevelopment is proposed.		C	X	Further work may be required if redevelopment is proposed.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	No info available		C	?		?
PLANNING OVERVIEW	Development proposals will need to ensure they remediate any contaminated soils							
SEA OVERVIEW	Provided any potential soil erosion and contamination mitigation measures are taken into account there should be no SEA issues							SEA SCORE: 0

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Body of water traverses the site.		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Applicant should confirm surface water outfall intentions and future maintenance.		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	Dalbeattie WwTW has sufficient capacity. There is a Combined sewer running through site.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	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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PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to prepare a Flood Risk Assessment. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land											
SEA OVERVIEW	The loss of greenfield land would have a negative SEA impact								SEA SCORE: X			

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site is for 20 no dwellinghouses. Access to the site can be achieved from the existing private lane off Barhill Road. It is noted that consent was granted in 2015 for the removal of the railway embankment beside the A711 which may permit a road/footway link from Barhill Road to the A711. Core footpaths from Barhill Woods fall within the site permitting further leisure links. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council.								
PLANNING OVERVIEW	An access can be achieved into the site										

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

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

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs Wild Land	N	RSA TPOs	N	Comment:				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level	Y					Site 'cuts' into established woodland and popular walking area.	SV	0	Important to retain trees, particularly the deciduous trees on the plantation edge.	0
Will development of the site be well integrated visually with the existing settlement	Y						SV	0		0
Are there any locally attractive views that will be impacted by development of the site	N						SV	0		0
PLANNING OVERVIEW	Development of the site will need to ensure that it is of a scale and design to reflect the surrounding development. The deciduous trees on the plantation edge will need to be retained.									
SEA OVERVIEW	There are no SEA issues							SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site in the adopted LDP
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	Development of site dependent on market demand
OVERALL PLANNING COMMENT	The site is an allocated site in the adopted LDP. It is still considered to be an effective site which is why it is being recommended for inclusion in LDP2. The site guidance will need to retain reference to the requirement for a masterplan to be prepared for the site.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Retaining some of the existing woodland and creating greenways and wildlife corridors along transport corridors, footpaths and cycle ways could encourage the movement of species.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.B&I1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/2/0260 – approved 19 Nov 2013	
Site name: Land at Edingham Business Park	Current use: Brownfield	Existing LDP allocations/ designations: DBT.B&I1	
Settlement: Dalbeattie			
OS Grid Reference (Easting, Northing): 284243, 562848	Proposed use: Business and Industry	HMA: Stewartry	Date completed: Oct/Nov 2016
Site Size (ha): 0.98			

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: 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 is on the edge of the settlement and is bounded on its 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.	0	
PLANNING OVERVIEW	There are no known biodiversity issue affecting the site.							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
		Distance (km)	1-5	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 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 1-5
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	n/a									
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is located reasonably close to local service and development would also improve access to employment opportunities resulting in positive SEA impacts								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		?	The site is part of the former munitions factory. Already in industrial use, however no investigations have been undertaken and future development would require investigation and potentially remediation.		C	?	Remediation would need to be undertaken if required	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	?	Unknown as shown as white land on the soil maps		O	?		?	
PLANNING OVERVIEW	Provided any required mitigation is undertaken then there should be no SEA issues								
SEA OVERVIEW	Provided any required mitigation is undertaken then there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment required. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 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		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended	0

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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			network.						
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Drainage Impact Assessment. There is limited capacity at the water treatment works and there may be issues with water supply. Further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is adjacent to other business and industry users	SV	X		X		
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	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A noise assessment may be required and any measures identified should be implemented.	X		
PLANNING OVERVIEW	The proposed site is an established business and industry estate. Proposals would be assessed against Policy OP1a which would minimise any potential impact								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Reuse a brownfield site		SV	+		+	
Does the site have existing and potential mineral extraction		N			O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria		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 this site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would bring a brownfield site back into use										
SEA OVERVIEW	Redevelopment of a brownfield site would have a positive SEA impact										SEA SCORE: +

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site includes land formerly proposed for business and industry and the inclusion of additional land within the boundary of the existing business park. The site will continue to be served by Port Road, no improvements needed. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An access can be achieved into the site										

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

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	Comment: Site includes former coal store for WW2 munitions works that would require recording. Eastern boundary is very close to the scheduled monument.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	Y	Garden or Designed Landscape								
Will the development of the site result in the	L	Y	Possibly				C	0	Record any features found during the development of			+

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						the site			
PLANNING OVERVIEW	The site is on and adjacent to the former WW2 munitions works at Edingham. Development of the site would enable these features to be recorded.								
SEA OVERVIEW	The mitigation measures should ensure a positive impact on this SEA issue						SEA SCORE: +		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		?	Possibly			SV	0	Development should respect historic land use and features and protect watercourses	0	
Will development of the site be well integrated visually with the existing settlement		Y				SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site is located on an established business and industry estate. Development at this location would not adversely impact on the wider landscape									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for business and industry purposes within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y								
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand							
OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and is within an established business and industry estate, it would be well related to other business uses in the locality. New businesses would also provide additional employment opportunities in the area.								
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield site. Development of the site would also improve access to employment opportunities resulting in positive SEA impacts. The sites aspect should also enable positive benefit to be achieved from solar gain.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H201	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: adjacent to Maidenholm, Dalbeattie			
Settlement: Dalbeattie	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y					
Comments:								
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	Long-established woodland present over entire site.		SV	X	Preferred option would be not to develop, but if development was to proceed impact assessment and compensatory planting would be required.	+/x	
PLANNING OVERVIEW	It is understood that the trees that were on site at the time of the site visit by the biodiversity officer have since been felled. Although the trees may have been removed the felling licence requires replanting which will reduce the amount of land available for housing and may even make the site unsuitable for development							
SEA OVERVIEW	Development of this site would result in both positive and negative SEA impacts						SEA SCORE: +/x	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although not developed the site is adjacent to forestry. Access could be provided into the path network that exists within the forestry plantation		SV	0			0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: Dalbeattie Primary			Secondary			
		Capacity:	92	Distance: 0-1			149				
				1-5							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.2	O	0	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0		
Are there any contaminated soils issues on the site			No known previous use			0	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0	0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			C	0	0		
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. Site sits adjacent to medium likelihood SEPA flood maps. Surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.		C	X	0	Drainage Impact Assessment required and full topographical survey. Depending on content, a Flood Risk Assessment may also be required. 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)		N			C	0	0		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity		C	0	0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	
PLANNING OVERVIEW	The landowner/developer will need to carry out the appropriate assessment work to establish the extent of flood risk on site. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Forestry, agricultural land and a small number of houses	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site with 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									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for 10 no. dwellinghouses is served by Barhill Road. It should be noted that this road is restricted in width. While, improvements can be made to the road along the site frontage, improvements to the full length of road would require land outwith the application site and use of 3rd party land. Given the restricted nature of Barhill Road at this location, I would not be in favour of the inclusion this site.							
PLANNING OVERVIEW	Improvements would be required to the access road which would involve land outwith the applicants control.									

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: Ancient / semi natural woodland site (recently cleared of conifer plantation and largest deciduous trees but with recovering understorey). Site is prominent across Auchennines valley with attractive small-scale landscape features (trees and rocky knolls). It is adjacent to plantation forestry and popular walking area. Limited scope for development of central area adjacent to roadside provided remainder can be protected in order to regenerate tree cover.	
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 would affect trees		SV C	X	Replanting of site required	X
Will development of the site be well integrated visually with the existing settlement		N	The rising land, woodland and rocky outcrops give a strong rural context to this edge of Dalbeattie		SV C	X		X
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	The ancient / semi natural woodland that was on site had been felled by the time the landscape officer had visited the site. It is understood that the felling licence application requires replanting of the site which would make it hard to develop for housing. Development of the site would have a detrimental impact on the landscape in this part of Dalbeattie							
SEA OVERVIEW	Development of this site would have a negative impact on this SEA issue						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site immediately 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	?	
OVERALL PLANNING COMMENT	There are a number of issues that make this site unsuitable for development. The first is the loss of trees and the requirement of the felling licence that requires replanting on the site before end of June 2018. Development of the site for the number of units being proposed would require the access road to be upgraded which would require land outwith the control of the landowner. There are a number of other sites that are being proposed for development that are free from the constraints that affect this site.	
OVERALL SEA COMMENT	Minor positive and negative SEA issues, including loss of trees, development of greenfield site and impact on the 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 could enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H202	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land adjacent to NurseryCottage			
Settlement: Dalbeattie	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing): 283438, 562241			
Site Size (ha): 2.49	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the 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	Open field on edge of settlement with hedgerows on field boundaries	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
PLANNING OVERVIEW	The field boundaries should be retained as far as possible							
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH													
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Open field not part of designated open space		SV	0		0					
			Distance (km)	0-1									
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N	Comment:								
			Core path	N									
			Cycle path	N									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	Y 1-5	Sports facilities	Y 0-1	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1	
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary						
			School name:	Dalbeattie Primary				Dalbeattie High					
			Capacity:	92				149					
			Distance:	1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0					
PLANNING OVERVIEW	The site is within reasonably close proximity to local services. Residential development will help to support services and facilities in the area.												

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water traverses the site.		SV	X		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. A culverted system is located on the site. Applicant should confirm surface water outfall intentions and future maintenance. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	A Drainage Impact Assessment and Flood Risk Assessment required. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	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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supply			investment at the WTW			their 5 Growth criteria.			
PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to carry out the appropriate assessment work. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Agricultural field					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site with 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		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	
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site for 26 no. dwellinghouses is served by the A711. Appropriate visibility can be achieved. The town speed restriction would require to be extended, including provision of street lighting and new town gateway formed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	An access can be achieved into the site								

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

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

LANDSCAPE											
Is the site within or adjoining any of the following		NSAs		RSAs		Comment					
		Wild Land	N	TPOs	N						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Trees and landform form logical boundary to existing settlement to south of site	SV	0		0	
Will development of the site be well integrated visually with the existing settlement		N				Development would detract from existing gateway to settlement and rural setting.	SV	X	Development would need to ensure careful design of new gateway and appropriate scale of development.	+/-	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW	Prominent site on one of the main approaches to the town. Development of the site would need to be well designed and landscaping would need to form an integral part of any development. The northern boundary would need to be reinforced.										
SEA OVERVIEW	Provided the mitigation measures were put in place there should be no SEA impacts									SEA SCORE: +/-	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site immediately 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
OVERALL PLANNING COMMENT	This site has potential for development although it is on one of the main approaches into the town. Its development potential will be investigated further as part of the work being done to develop the proposed plan for LDP2. Development of the site would need to give careful consideration to the layout and design and landscaping.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and best quality agricultural land (3.2). However, the site is just within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Development of the site could have positive and negative impact on the landscape given it prominent approach to the town, landscaping and careful design should help minimise the impact.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H203	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land adj Edingham Farm			
Settlement: Dalbeattie	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A	
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the 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	Agricultural field with trees and a stream to the rear of the site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	The field boundaries should be retained as far as possible							
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Agricultural field not part of designated open space	SV	0		0				
			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N	Comment:						
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 1-5	Sports facilities	Y 0-1	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Dbt Primary				Dbt Primary				
	Capacity:		92				149				
	Distance:		1-5				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is within reasonably close proximity to local services. Residential development will help to support services and facilities in the area.										

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a body of water that traverses the site.		SV	X		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Fully within the 1 in 200 year floodplain of Edingham Burn. New development within this area is therefore viewed as un-acceptable.		C	XX		XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	The objection in principle in relation to flood risk issues make this site ineffective. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
SEA OVERVIEW	Development of this site would have a significant negative impact on flood risk.						SEA SCORE: XX	

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	Agricultural fields and woodland	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Agricultural field, 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							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site for 5 no. dwellinghouses is served by the A711. Appropriate visibility can be achieved. The town speed restriction would require to be extended, including provision of street lighting and new town gateway formed. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An access can be achieved into the site										

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE											
Is the site within or adjoining any of the following			NSAs	N	RSA	N	Comment				
			Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0		0	
Will development of the site be well integrated visually with the existing settlement		?	Prominent site on one of the main approaches to the town				SV	X	Development would need to be well designed and landscaping would need to form an integral part of any development. northern boundary would need to be reinforced	+/-	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW	Prominent site on one of the main approaches to the town. Development of the site would need to be well designed and landscaping would need to form an integral part of any development. The northern boundary would need to be reinforced.										
SEA OVERVIEW	Provided the mitigation measures were put in place there should be no SEA impacts									SEA SCORE: +/-	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Immediately adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Flood risk is a significant constraint that would prevent the site from being developed
OVERALL PLANNING COMMENT	Both SEPA and the Council's Flood Risk Management Team have objected to the principle of the site being developed on flood risk grounds. Their objection makes the site ineffective. It is therefore not being recommended for inclusion in LDP2.	
OVERALL SEA COMMENT	Development of the site would have a significant negative impact on flood risk. There are also minor negative and positive SEA issues, including loss of greenfield land, best quality agricultural land (3.2) and landscape impact. However, the site is reasonable close to the services and facilities that exist in the settlement and the sites aspect should enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H204	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Galla Court			
Settlement: Dalbeattie	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 283033, 561617		Existing LDP allocations/ designations: N/A	
Site Size (ha): 0.22	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: no known designation 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	N			SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Green site but not part of designated open space		SV	0		0			
			Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N	Comment:						
		Core path		N							
		Cycle path		N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Dalbeattie Primary				Dalbeattie High				
	Capacity:		92				149				
	Distance:		0-1				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

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

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears adjacent to pluvial SEPA flood maps. A surface water flood hazard has been identified adjacent to the site and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment required. 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)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.		C	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Drainage Impact Assessment. There is limited capacity at the water treatment							

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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	works and there may be issues with water supply. Further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site with no existing structures that could be reused	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land											
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: 0		

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site fronts Station Road. Appropriate visibility can be achieved. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.								
PLANNING OVERVIEW	An access can be achieved into the site										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)			Flat site								
Can the site make best use of solar gain			?	Possible, although it is a constrained site which may make it difficult to achieve passive solar gain		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2		0	
Is the site protected from prevailing winds			N	Sheltered by surrounding development		SV	+			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE: +	

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				Virtually the last retained greenspace within this large estate but is not well-used and is an awkward space. It has a narrow street frontage with remainder hidden to rear of dwellings.	SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y					SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	There are no planning issues									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This site could be considered as an infill development close to the main services and facilities. The layout and design should reflect the surrounding development and should seek to maximise opportunities from solar gain.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.H205	Source of site suggestion: Considered during preparation of LDP1	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land to south of Craignair road/A711			
Settlement: Dalbeattie	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 282787, 560839		Existing LDP allocations/ designations: N/A	
Site Size (ha): 6.99	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the 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	Open field on edge of settlement with hedgerows and trees on the boundaries	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	The field boundaries and trees should be retained as far as possible								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: 0		

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Open field, not designated 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	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary					Secondary				
			School name:	Dalbeattie Primary				Dalbeattie High				
			Capacity:	92				149				
			Distance:	1-5				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0					
PLANNING OVERVIEW	The site is within reasonably close proximity to local services. Residential development will help to support services and facilities in the area.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	4.1	C	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No records of previous contaminative use, but in light of cultural heritage comments, a watching brief would be advisable.		C	?	A watching brief would be advisable.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0		0
PLANNING OVERVIEW	Development proposals will need to ensure they remediate any contaminated soils							
SEA OVERVIEW	Provided any contamination mitigation measures are taken into account there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. Applicant should confirm surface water outfall intentions and future maintenance. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.		C	X	Drainage Impact Assessment required. Depending on content, a Flood Risk Assessment may also be required. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0

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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			There is a 180mm Water main within the site boundary						
PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will be required to prepare a Drainage Impact Assessment. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused	SV	X			X	
Does the site have existing and potential 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	
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land									
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X			

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site lies to the south of the A711 Craignair Road and west of the A710 Port Road. The site lies within the 30mph speed restricted area, which has been extended to incorporate the school campus development. Appropriate access can be achieved from the A711 and A710. No indication has been provided as to the proposed number of units, however; there is potential for at least 2 accesses to be formed onto the A711 and 1 onto the A710. It should be noted that any proposed access serving more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	An access can be achieved into the site								

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Site of camp MDG4567 previously thought to be Roman, now considered as probably WW2 POW temporary camp. Boundary ditch confirmed by excavation in 1960s but poorly located. Mitigation via a watching brief would probably be required.		
Conservation Area		N	Inventory of Historic Battlefield	N				
World Heritage Site		N	Inventory & Non-Inventory	N				
Archaeological site		N	Garden or Designed Landscape					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	C	X	Recording of any features found in investigation	0		
PLANNING OVERVIEW	A watching brief attached to any planning approval would help to ensure that any cultural heritage on the site was recorded								
SEA OVERVIEW	Provided the mitigation is followed there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Development of the new school campus and medical centre has altered the baseline character of this area. The site is contained on three sides by the A711, A701 and a farm track (plus the medical centre). The remaining the south-western boundary is defined by a post and wire fence which does not create a 'defensible' visual barrier for development. However, the line of this fence is reasonably consistent with the school campus and could make a logical limit to an extension of the town. Concerns about building out onto what appears to be a flood plain remain; the school base level appears to have been raised to mitigate this issue.	SV	X	South western boundary needs to be strengthened by planting a hedge with hedgerow trees. Existing trees adjacent to the farm access track to the south provide a screen to the nearby industrial estate and should be retained. Needs good pedestrian/cycle permeability and green links to the new school and existing path systems (across Port Rd) with a centralised greenspace and integrated SUDS system.	+ / -
Will development of the site be well integrated visually with the existing settlement		?				Traditional terraces in this area are single storey and built of granite although this pattern has broken down to some extent.	SV	X	Design and layout should reinforce historic character by basing development on original, granite, slate roofed, single storey terraces fronting streets.	+ / -
Are there any locally attractive views that will be impacted by development of the site		Y					SV	X		+ / -
PLANNING OVERVIEW	Although the site is very flat and on one of the main approached into the town, development of the site would reflect the school redevelopment on the other side of the road. Development would need to be carefully designed so as to minimise any landscape impact.									
SEA OVERVIEW	Provided the mitigation is followed there should be no SEA issues						SEA SCORE: + / -			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site immediately adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT	This site has potential for development although it is on one of the main approaches into the town. Its development potential will be investigated further as	

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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	part of the work being done to develop the proposed plan for LDP2. Development of the site would need to give careful consideration to the layout and design and landscaping. Contact would also have to be made with the landowner to ensure they are willing to release the site for development.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is just within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain. Development of the site could have positive and negative impact on the landscape given it prominent approach to the town, landscaping and careful design should help minimise the impact.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DBT.B&I201	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land north west of Biggars Mill			
Settlement: Dalbeattie	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations: N/A	
Site Size (ha): 0.9 hectares	Proposed use: Business and Industry	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) 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 is on the edge of the settlement and is bounded on its 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.	0	
PLANNING OVERVIEW	There are no known biodiversity issue affecting the site.							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Although a greenfield site it does not form an open space function	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	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary						Secondary				
	School name:	N/A				N/A					
	Capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is located reasonably close to local service and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no known soil issues							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	SEPA and the Councils Flood Risk Management Team would object in principle to any proposed development at this location due to historic records of flooding and SEPA flood maps		C	XX	No development of the site	XX
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalbeattie WwTW has sufficient capacity. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network.		C	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0
PLANNING OVERVIEW	The objection in principle in relation to flood risk issues make this site ineffective. There is limited capacity at the water treatment works and there may be issues with							

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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	both the water and waste water networks. Further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Development of this site would have a significant negative impact on flood risk.						SEA SCORE: XX		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is adjacent to other business and industry users	SV	X		X		
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)			Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.		X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A noise assessment may be required and any measures identified should be implemented.	X		
PLANNING OVERVIEW	The proposed site is adjacent to an established business and industry estate. Proposals would be assessed against Policy OP1a which would minimise any potential impact								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Greenfield site, there are no existing structures that could be reused	SV	X		X		
Does the site have existing and potential 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	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site includes land formerly proposed for business and industry and the inclusion of additional land within the boundary of the existing business park. The site will continue to be served by U178s , no improvements needed. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	An access can be achieved into the site								

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No known historic environment issues		
Conservation Area		N	Inventory of Historic Battlefield	N				
World Heritage Site		N	Inventory & Non-Inventory	N				
Archaeological site		N	Garden or Designed Landscape					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV C	0		0		
PLANNING OVERVIEW	There are no historic environment issues								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N		RSA's	N	Comment: There are no designations in relation to this site		
			Wild Land	N		TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Development may be partially acceptable			SV	+/-	Would need to protect and retain quayside and its environs plus views to / from river.	0	
Will development of the site be well integrated visually with the existing settlement		Y				SV	0	Development would need to be screened from west	0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site is on the edge of the settlement. Screening and landscaping would need to form part of the development									
SEA OVERVIEW	Provided the mitigation is put in place there should be no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is 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	N	Flood risk is a significant constraint that would prevent the site from being developed							
OVERALL PLANNING COMMENT	Both SEPA and the Council's Flood Risk Management Team have objected to the principle of the site being developed on flood risk grounds. Their objection makes the site ineffective. It is therefore not being recommended for inclusion in LDP2.								
OVERALL SEA COMMENT	Development of this site would have a significant negative impact on flood risk and a negative impact on soils and material assets through the development of a greenfield site								