

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DLR.H2	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: south of Whinnymuir			
Settlement: Dalry	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 262648, 581290		Existing LDP allocations/ designations: DLR.H2	
Site Size (ha): 1.72	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: No known designations affecting this site				
Are there any known invasive species within the site		N		GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. Development could have an impact 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 existing 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 an open space function	SV	0		0				
		Distance (km)	0-1	Comment: Core path - 224 near the site							
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	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:	Dalry				Dalry				
		Capacity:	12				137				
		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		?	Soil classification (The James Hutton Institute)	?	O	?	No coverage for this area	?
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	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	A minor watercourse flows along the site boundary which could represent a potential flood risk. The Council and SEPA hold flood records in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content a Flood Risk Assessment may also be required	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalry has sufficient capacity for development		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA or FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and agricultural land	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)			The proposed use is residential	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 constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no known servicing constraints in relation to this site								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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of the site											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield 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 would be served by the A702 public road. The site is within the 30mph speed restricted area of St John's Town of Dalry and it would appear that a satisfactory access with appropriate junction geometry and visibility areas can be achieved along the site frontage. It would be appropriate that any proposal shows connectivity to the neighbouring site DLR.H1. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An access can be achieved into this site										

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Gently sloping south east facing site				SV	0		0			
Can the site make best use of solar gain		Y	Possibly due to open nature of site			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+			
Is the site protected from prevailing winds		N	Open exposed site			SV	X	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	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: No designations affecting this site					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	No historic environment assets to impact on			SV C	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There are no cultural heritage issues in relation to this site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: site within Galloway Hills Regional Scenic Area		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Site would extend development further uphill to the east. Development would be visible from across the Ken valley and could be detrimental to the setting and character of the existing settlement.			SV C	X		0
Will development of the site be well integrated visually with the existing settlement		N				SV	X	In order to minimise the potential visual effect of new building, development should be avoided in the northern part of the site	0
Are there any locally attractive views that will be impacted by development of the site		Y				SV	X		0
PLANNING OVERVIEW	The site is on the eastern gateway approach to the village, in order to minimise potential visual effect of new buildings, development should avoid the northern part of the site								
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 currently allocated for residential development within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	The site is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site will need to ensure that 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. The sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DLR.H201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 08/P/2/0311 – granted 3 November 2014	
Site name: land adjacent to School, Main Street			
Settlement: Dalry	Current use: Greenfield	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N	Comments: No known designations affecting this site					
Are there any known invasive species within the site	N			GIS C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site								
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	A greenfield site outside the settlement boundary			SV	0		0			
			Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N	Comment:							
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
			School name:	Dalry				Dalry				
			Capacity:	12				137				
			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		?	Soil classification (The James Hutton Institute)	C	O	?	No coverage for this area	?
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	The planning approval involves the extraction of approx. 21,000 cubic metres of sub surface material from the site before it is developed. The site has a steep slope so soil erosion may be a possibly.	SV	O	X		X
Are there any contaminated soils issues on the site		N	No previous known use	C		0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		GIS		0		0
PLANNING OVERVIEW	Development proposals will need to ensure that the extraction of the sub surface material from the site minimises environmental impact as much as possible							
SEA OVERVIEW	Extraction of the sub surface material from the site will have a negative SEA impact that cannot be minimised but not mitigated against						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV		0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	There is a body of water adjacent to the site and potential flood risk form this source should be taken cognisance of. Historic culvert located within site boundary. 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, Flood Risk Assessment may also be required	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C		0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Dalry has sufficient capacity for development	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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PLANNING OVERVIEW	A drainage impact assessment will be required to determine whether the body of water adjacent to the site is likely to pose a flood risk. 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	The site is surrounded by housing, a play areas and a school	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential	SV	0		0	
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 on site that can be reused	SV	X		X		
Does the site have existing and potential mineral extraction		Y	The planning approval involves the extraction of approx. 21,000 cubic metres of sub surface material from the site before it is developed.	0	XX	Extraction to take place in accordance with regulations	X		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		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 proposals will need to ensure that the extraction of the sub surface material from the site minimises environmental impact as much as possible							
SEA OVERVIEW	The extraction of material from the site will 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 which lies on a slope to the north east of the A713 public road was previously granted planning permission under 08/P/2/0311 for the erection of 10 no. dwellinghouses. A suitable access can be formed to the A713 where appropriate visibility and access geometry can be provided. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	An access can be achieved into the site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			South facing sloping site		SV	0		+
Can the site make best use of solar gain		Y	Possibly due to open nature of site		SV	0		+
Is the site protected from prevailing winds		N	Open exposed 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	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 No designations affecting this site			
			Conservation Area N	Inventory of Historic Battlefield N				
			World Heritage Site N	Inventory & Non-Inventory N				
			Archaeological site N	Garden or Designed Landscape				
Will the development of the site result in the	L	N	No historic environment assets to impact on		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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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no cultural heritage issues in relation to this site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Site within Galloway Hills Regional Scenic Area. There are 2 TPOs on the site		
		Wild Land	N	TPOs	Y			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Development may be acceptable. Very prominent site on main approach to settlement.		SV C	X		0
Will development of the site be well integrated visually with the existing settlement		N	Development would need to be of a high standard of design and should be limited in height to avoid dominating setting.		SV C	X	Materials / proportions of proposed development to mirror and respect scale / quality of nearby housing with significant element of shrub / tree planting to soften and help screen impact from wider landscape and key views; also to integrate with adjacent green spaces	0
Are there any locally attractive views that will be impacted by development of the site					SV	X		0
PLANNING OVERVIEW	Site is on a prominent approach to the settlement , careful design and landscaping will be required to reduce any adverse impact							
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 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	
OVERALL PLANNING COMMENT	Site has planning consent for 10 houses. Settlement boundary will be amended to include site. Development of the site should ensure it is well integrated with the existing settlement.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and development on the steep slope to the rear of the site in terms of impact on soil erosion. 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: DLR.H202	Source of site suggestion: Site was proposed through the Call for Sites stage when LDP1 was being prepared	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to east of St John's Way			
Settlement: Dalry	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing): 262671, 581461			
Site Size (ha): 1.20	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)	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)		

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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 site				
Are there any known invasive species within the site	N				GIS C	0	0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site on edge of settlement. Development could have an impact 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.	
PLANNING OVERVIEW	The existing 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	A greenfield site outside the settlement boundary		SV	0	0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: Core path 504 runs along the northern boundary of the site							
		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:	Dalry		Dalry							
	Capacity:	12		137							
	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.										

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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		?	Soil classification (The James Hutton Institute)	C	O	?	No coverage for this area	?
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 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	N	No historical data held. No apparent flood risk		SV	0	Drainage Impact 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	Dalry has sufficient capacity for development		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 development		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 are no identified flood risks although a drainage impact assessment will be required. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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

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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 lies to the north of the A702 public road, east of the U181s St John's Way and south of the private road serving Creaganfois. The site lies within the 30mph speed restricted area of St John's Town of Dalry. Access to this site is achievable along the A702 frontage however, in order to achieve appropriate visibility, there will require to be hedge removal and possibly land height reduction. The A702 carriageway should be widened to 5.5m with a 1.8m wide footway and street lighting along the site frontage. There is also potential for an adoptable link to be formed to the U181s St Johns Way. It should be noted that any proposed access serving more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	An access can be achieved into this site										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Sloping south facing site			SV	0		0			
Can the site make best use of solar gain		Y	Possible 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	Open site			SV	X	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	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: No designations affecting this site					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the opportunity to enhance or improve access	L	N	No historic environment assets to impact on			SV	0		0		

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to the historic environment									
PLANNING OVERVIEW	There are no cultural heritage issues in relation to this site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: site within Galloway Hills Regional Scenic Area		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Development should be acceptable. Site defined by drystone dykes and relic hedgerows.			SV	0	Trees and hedgerow should be retained and reinforced to provide partial screening to eastern boundary visible from village approach.	0
Will development of the site be well integrated visually with the existing settlement		Y				SV	0	The development would need to be designed so that it integrates with the existing settlement.	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	The trees and hedgerow on the site boundary should be retained and reinforced to provide partial screening to eastern boundary visible from village approach								
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	N	
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowner has yet to be contacted
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 is immediately adjacent to the settlement boundary and would form a logical extension to the settlement. The existing boundaries should be retained and reinforced to provide screening.	
OVERALL SEA COMMENT	Negative and positive SEA issues, including potential 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.	