

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DSC.H201	<b>Source of site suggestion:</b> Call For Sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land east of Dalganor Road			
<b>Settlement:</b> Dunscore	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 286544, 584547			
<b>Site Size (ha):</b> 0.71	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no designations in relation to the site				
Are there any known invasive species within the site		N		C and GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are a small number of mature trees within the site. Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Any proposal should be assessed against policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
<b>PLANNING OVERVIEW</b>	The mature trees within the site should be retained .							
<b>SEA OVERVIEW</b>	Provided the mature trees within the site are retained there are no SEA issues						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		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: There are footpaths close to the site							
		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	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	10-20	Bus stop	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:	Dunscore	Wallace Hall Academy							
		Capacity:	43	59							
		Distance:	0-1	10-20							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is well located in close proximity to most local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, provides options for active travel and development would also						<b>SEA SCORE: +</b>				

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

SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1 and 4.2	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		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
<b>PLANNING OVERVIEW</b>	There are no known soils issues							
<b>SEA OVERVIEW</b>	There are no SEA impacts						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is an area of reeds to the northern boundary		SV	X		X
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and a body of water traverses the site with a culvert also located within boundary of site. The council and SEPA hold flood records in connection to the site. Drainage Impact Assessment required, depending on content, Flood Risk Assessment may also be required.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. 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)		Y			C	X	An appropriate buffer to the water features should be considered. There may be an opportunity for de-culverting. Presumption against culverting an existing open watercourse.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

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

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		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	This is greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	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 servicing constraints in relation to this site									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.										
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact							<b>SEA SCORE: X</b>			

### ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		Access to the site would appear to be via Dalganor Road, however this would require third party land. Visibility onto Dalganor Road would appear to be restricted by a garage and bus stop situated in the verge. It would not be possible to provide an adoptable access from the B729. I would only support inclusion of this site if access can be formed from Dalganor Road. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.								
<b>PLANNING OVERVIEW</b>	Access to the site should be from Dalganor Road.									

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		The site has a generally northern aspect			SV	X		X		
Can the site make best use of solar gain		N	The generally northern aspect will limit the amount of solar gain achieved in any new development			SV	X	The layout should ensure, as far as is possible, the orientation of buildings for solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	0	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds due to topography			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2	+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.									
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques							<b>SEA SCORE: +</b>		

### CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No 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	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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opportunity to enhance or improve access to the historic environment									
<b>PLANNING OVERVIEW</b>	There are no known historic environment issues								
<b>SEA OVERVIEW</b>	There are no known SEA impacts						<b>SEA SCORE: 0</b>		

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		Y	There are two trees on the south-western boundary			C	X	The trees should be retained and strengthened with native hedgerow planting to retain the rural aspect to rear of site.	0	
Will development of the site be well integrated visually with the existing settlement		Y	This is an infill site located between existing residential properties and a former farm that has recently gained planning permission for a residential conversion however there are no defensible boundaries to the south			SV	+	Development should not extend further south than the properties at Dalgonar Road	+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
<b>PLANNING OVERVIEW</b>	The trees within the site should be retained as a local landscape feature. This is a visually well integrated site but development should not extend further south than the properties at Dalgonar Road.									
<b>SEA OVERVIEW</b>	Provided that the mature trees are retained then there should be no SEA issues						<b>SEA SCORE: 0</b>			

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	N	Dunscore is a settlement that does not have a settlement boundary within the LDP							
Have all landowners been identified and have they agreed to disposal/development of the site	?	The site has been submitted by the community council but discussions have not yet been held with the landowner							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand							
<b>OVERALL PLANNING COMMENT</b>	The site is well related to the existing built up area of the village and is close to local services and amenities. Development should not extend further south than the properties at Dalgonar Road. It is recommended to include this site in LDP2.								
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in the development of a greenfield site. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques..								

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DSC.H202	<b>Source of site suggestion:</b> CFS	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 11/P/3/0041 – excavation and deposit of earth as a result of construction works at the health centre	
<b>Site name:</b> land adj. to Medical Centre			
<b>Settlement:</b> Dunscore	<b>Current use:</b> Agricultural	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 287035, 584338			
<b>Site Size (ha):</b> 1.32	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no 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		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths							
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	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	10-20	Bus stop	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		Dunscore				Secondary				
	School name:	Dunscore				Wallace Hall Academy					
	Capacity:	43				59					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is well located in close proximity to most local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1 and 4.2	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		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	
<b>PLANNING OVERVIEW</b>	There are no known soil issues								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	SEPA hold a record of historical flooding in this area from October 2004 attributed to surface water flooding.		C	X	A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Any surface water management measures identified should be implemented.	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	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer to 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 for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		put in place. Provided all the necessary mitigation measures are implemented there should be no SEA issues					<b>SEA SCORE: 0</b>
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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, agricultural land and the medical centre.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues					<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		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	This is a greenfield site.	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	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 servicing constraints in relation to this site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.												
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact										<b>SEA SCORE: X</b>		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to the site can be taken from the B729, however; this would require significant landform works to be achievable, including land out with the application site. I would only be in favour of the inclusion of this site if it can be demonstrated that an adoptable access with suitable visibility can be formed. It would be appropriate that a footway be extended along the site frontage. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
<b>PLANNING OVERVIEW</b>	Access to the site is achievable, however this would require significant earthworks and adequate visibility must be provided.												

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		This site is generally south westerly facing.				SV	+				+	
Can the site make best use of solar gain		Y	Due to its south west aspect the use of solar gain could be used to great effect			SV	+	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		N	The site is only partially protected from the prevailing winds by existing development			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.			0	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
<b>SEA OVERVIEW</b>	There are positive SEA impacts gained through solar gain and sustainable construction techniques .										<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment No historic environment issues identified for this site, as of July 2016						
		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 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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<b>PLANNING OVERVIEW</b>	There are no known cultural heritage issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting 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		Y	The site is highly visible and prominent and any development would be visually intrusive and detrimental to the current setting of the village. Adequate access may be difficult to achieve without substantial engineering works which again could be visually intrusive.			C SV	X	Minimal scope for development; possibly the access could be located adjacent to the medical centre and possible development to the rear but not further along the main road for reasons previously stated.	X
Will development of the site be well integrated visually with the existing settlement		N	This is a visually intrusive site that would extend development into the wider countryside setting in an elevated position.			C SV	X		X
Are there any locally attractive views that will be impacted by development of the site		Y	Development would be detrimental to the setting of the village and views on the approach to the village			C SV	X		X
<b>PLANNING OVERVIEW</b>	This would be a visually prominent site and development in this location will detrimentally impact on the setting of and views on the approach to the village.								
<b>SEA OVERVIEW</b>	The impact of development on the landscape would have a significant negative SEA impact.						<b>SEA SCORE: XX</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	Dunscore is a settlement that does not have a settlement boundary within the 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	?	
<b>OVERALL PLANNING COMMENT</b>	Development would result in the loss of a greenfield site. This site is not considered suitable for residential development due to its visual prominence. Due to the topography of the land, it may be necessary to undertake extensive engineering works which again could be visually intrusive. As a result, it is not considered appropriate to include this site within LDP2	
<b>OVERALL SEA COMMENT</b>	Significant negative SEA issues in relation to visual prominence and impacts on the setting of the village and minor negative SEA issues in relation to the loss of greenfield land. However there are positive SEA effects as this site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DSC.H203	<b>Source of site suggestion:</b> Call For Sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land south of Dunscore Primary School			
<b>Settlement:</b> Dunscore	<b>Current use:</b> Agriculture		
<b>OS Grid Reference (Easting, Northing):</b> 286842, 584249		<b>Existing LDP allocations/ designations:</b> No	
<b>Site Size (ha):</b> 0.76	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		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: The site is easily accessible and is located close to footpaths							
		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	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	10-20	Bus stop	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:		Dunscore				Wallace Hall Academy				
	Capacity:		43				59				
	Distance:		0-1				10-20				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	The site is well located in close proximity to most local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	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				
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	
<b>PLANNING OVERVIEW</b>	There are no known soil issues								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps and DGC and SEPA hold flood records in connection to surface water or other drainage issues		C	X	A Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may also be required. Any measures identified should be implemented. 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	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	There is a 63mm water main within site boundary		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		necessary, mitigation measures put in place. Provided all the necessary mitigation measures are implemented there should be no SEA issues					<b>SEA SCORE: 0</b>		
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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, agricultural land and the medical centre.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
<b>PLANNING OVERVIEW</b>		There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>		There are no known SEA issues					<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		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	This is a greenfield site.	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	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 servicing constraints in relation to this site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.												
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact										<b>SEA SCORE: X</b>		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The existing junction of the B729 and U372n has restricted vertical and horizontal geometry and restricted visibility to the east. There is no footway provision from the junction down and along Mansegate. Roads Officers would not be in favour of any development of this site without a junction improvement at the B729 and U372n that includes a pedestrian footway provision to the proposed site and on Mansegate (as far as the entrance to the school).Improvements to this junction may require third party land. Roads Officers have no objection in principle to the proposal subject to the submission of a development brief that addresses the vehicular and pedestrian access issues noted above. It should be noted that 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 at the appropriate rate for the type of development proposed.										
<b>PLANNING OVERVIEW</b>	Although a roads access may be achievable there are geometry restrictions and visibility restrictions that may be difficult to resolve. There is also a lack of footways that should be provided.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site is relatively flat but is located on the northern side of the hill.				SV	0				0	
Can the site make best use of solar gain		N	Due to the above the use of solar gain is likely to be limited.				SV	X	The layout should ensure solar gain where possible and look to create sustainable buildings to take account of solar orientation.			0	
Is the site protected from prevailing winds		Y	Existing topography offers protection from the prevailing winds				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2			+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
<b>SEA OVERVIEW</b>	There are positive SEA impacts gained through solar gain and sustainable construction techniques .										<b>SEA SCORE: +</b>		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Opposite the site, on the road junction is a Category B Listed Hearse House associated with burials in the churchyard which is noted in the description as being an unusually well preserved and uncommon example. It is important that development does not damage or compromise this building and it would be desirable for the dry						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site		Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						stone wall along the road frontage to be retained. It would seem that access to the development site may be quite constrained and likely to be difficult to overcome.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
<b>PLANNING OVERVIEW</b>	Improvements to the site access may be difficult to achieve without damage to or loss of the listed building at the road junction. This building should be retained due to its historical interest								
<b>SEA OVERVIEW</b>	Minor negative SEA impacts if required road improvement works impacted on the integrity of the nearby listed building						<b>SEA SCORE: X</b>		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting 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		Y	The tree to the rear of new boundary should be retained.		C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained		
Will development of the site be well integrated visually with the existing settlement		Y	The site lies in a relatively central part of the village opposite the school however there are no defensible boundaries to the south west		SV	+			
Are there any locally attractive views that will be impacted by development of the site		N			SV	0	0		
<b>PLANNING OVERVIEW</b>	The tree to the site boundary should be retained as a local landscape feature. This is a visually well integrated site.								
<b>SEA OVERVIEW</b>	Provided that the mature tree is retained then there should be no SEA issues						<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	N	Dunscore is a settlement that does not have a settlement boundary within the 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	?							
<b>OVERALL PLANNING COMMENT</b>	Development would result in the loss of greenfield land. Due to the restricted nature of the access and its relatively small size, it is not considered appropriate to allocate this site for development in LDP2. It is proposed to include the land within the settlement boundary and this would allow proposals to come forward under criteria based policies, provided that the access issues could be resolved.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in the development of a greenfield site. Minor positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques..							

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> DSC.H204	<b>Source of site suggestion:</b> Call For Sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land north east of Lochend			
<b>Settlement:</b> Dunscore	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 286770, 584496			
<b>Site Size (ha):</b> 1.64	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths							
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	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	10-20	Bus stop	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	Dunscore				Secondary				
	School name:	Dunscore				Wallace Hall Academy					
	Capacity:	43				59					
		Distance:	0-1				10-20				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	The site is well located in close proximity to most local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts									<b>SEA SCORE: +</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.2	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Possibly due to the steep slope		SV	X		X	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	The site includes steep slopes and therefore some soil erosion is possible								
<b>SEA OVERVIEW</b>	There could be minor negative SEA issues due to the possibility of soil erosion						<b>SEA SCORE: X</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps. Possibly a culvert located within site boundary. SEPA hold flood records in the area attributed to surface water or other drainage issues.		C	X	A Drainage Impact Assessment and culvert investigation is required and depending on content, a Flood Risk Assessment may also be required. Any measures identified should be implemented. 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	There is the presence of a well –and appropriate buffers are required to this. Topography may constrain developable extent of site.		C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity for both waste water and water supply and further investigation will be required to consider the impact on the overall networks and, if							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		necessary, mitigation measures put in place. Provided all the necessary mitigation measures are implemented there should be no SEA issues					<b>SEA SCORE: 0</b>
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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	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		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	This is a greenfield site.	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	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 servicing constraints in relation to this site											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.												
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact										<b>SEA SCORE: X</b>		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed site abuts the B729 to the northwestern side of Lochend Terrace and also along its southern boundary between Primrose Bank and Houstons at the war memorial in the centre of the village. I would not be in favour of any access to the site to be taken from the B729 in the vicinity of the mini-roundabout at the war memorial. Satisfactory visibility is achievable along the site boundary to the northwest of Lochend Terrace however the site is elevated and would require substantial engineering works to construct an appropriate access in accordance with current Council standards. 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 Parking Standards at the appropriate rate for the type of development proposed.											
<b>PLANNING OVERVIEW</b>	Access to the site is achievable to the north west of Lochend Terrace, however this would require significant earthworks due to its elevation.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		This site is generally south westerly facing.				SV	+					+	
Can the site make best use of solar gain		Y	Due to its south west aspect the use of solar gain could be used to great effect			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.				+	
Is the site protected from prevailing winds		Y	The site is partially protected from the prevailing winds by existing development and topography			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2				+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
<b>SEA OVERVIEW</b>	There are positive SEA impacts gained through solar gain and sustainable construction techniques .										<b>SEA SCORE: +</b>		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Development on the raised side of the valley would have a significant impact on the character of the village and potentially a detrimental effect on the wider setting of the Category A Listed Church. Suggest that the part of the site behind Lochend Terrace should be excluded. Possible that 1½ storey frontage development behind the dry stone wall on north-western part of site and a single 'street' of single storey dwellings between 7 Lochend Terrace and Springbrae and along frontage						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						between Houstons Piece and Primrose Bank may reinforce historic Dunscore.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
<b>PLANNING OVERVIEW</b>	Development on the higher ground could impact on the setting of the church across this narrow valley. Development limited to the road frontage would not impact on this setting in the same way.							
<b>SEA OVERVIEW</b>	There are minor SEA issues in relation to the impact development would have on the wider setting of the listed church.						<b>SEA SCORE: X</b>	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting 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		Y	The site includes a steep slope and development in this location would be highly visible and intrusive. Development of this area would be contrary to Dumfries and Galloway Landscape Assessment which states "maintain open connections between valley pastures and rough grazing/moorland and would destroy the current setting of the village surrounded by open pasture".			C	X	There may be some limited scope for development facing onto the road adjacent to the George Hotel building; though at present, landform restricts views of the settlement when approaching from the north. The rest of the site is not appropriate because it lies behind and above existing dwellings on a steep slope making any development highly visible and intrusive. However, the engineering works required to form an adequate access and garden areas due to the rising ground are also likely to be visually intrusive.	X
Will development of the site be well integrated visually with the existing settlement		Y	The site lies in a relatively central part of the village			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	Development of this elevated site would detrimentally impact on the setting and approaching vies to the village.			C	X		X
<b>PLANNING OVERVIEW</b>	This would be a visually prominent site and development in this location will detrimentally impact on the setting of and views on the approach to the village.								
<b>SEA OVERVIEW</b>	The impact of development on the landscape would have a significant negative SEA impact.						<b>SEA SCORE: XX</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	N	Dunscore is a settlement that does not have a settlement boundary within the 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	?	
<b>OVERALL PLANNING COMMENT</b>	Development would result in the loss of greenfield land and possible soil erosion due to the slope gradient. This site is not considered suitable for residential development due to its visual prominence. Due to the topography of the land, it may be necessary to undertake extensive engineering works which again	

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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	could be visually intrusive. As a result, it is not considered appropriate to include this site within LDP2							
<b>OVERALL SEA COMMENT</b>	Significant negative SEA issues in relation to visual prominence and impacts on the setting of the village and minor negative SEA issues in relation to the loss of greenfield land and possible soil erosion due to the slope gradient. However there are positive SEA effects as this site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							