

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.H1	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Land adjacent to Tiree			
<b>Settlement:</b> Ecclefechan	<b>Current use:</b> Business use - garage	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 319889, 574403			
<b>Site Size (ha):</b> 0.47	<b>Proposed use:</b> Housing	<b>HMA:</b> Annan	<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	+	0	0	0	0	0	0	0

### Scoring Guidance

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

### Legends

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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### BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments: No strategic comments from SNH									
Are there any known invasive species within the site	N								
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N								
<b>PLANNING OVERVIEW</b>	No designations in relation to this site								
<b>SEA OVERVIEW</b>	No designations in relation to this site						<b>SEA SCORE: 0</b>		

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N									
		Distance (km)	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: National cycle route 74							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities		Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0.2
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:		Hoddom				Lockerbie				
	Capacity:		50				116				
	Distance:		1				10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0			0			
<b>PLANNING OVERVIEW</b>	Proximity to existing community facilities and school.										
<b>SEA OVERVIEW</b>	Proximity to existing community facilities and school.						<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)	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Flat site	SV	0		0		
Are there any contaminated soils issues on the site		Y	Current use is garage. Potential contaminated soils	C	x	Contaminated land investigation required and any appropriate mitigation measures.	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>	Contaminated land investigation required and appropriate mitigation measures.								
<b>SEA OVERVIEW</b>	Contaminated land investigation required and any appropriate mitigation measures.						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas	SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fulvial SEPA flood maps. Flood Risk Assessment required. SEPA - A substantial part of the site may lie within the 1 in 200 year floodplain of the Mein Water but we have some uncertainty with regards to the flood extent within this area. No development should take place within this area. Flood Risk Assessment required.	C	X	No development should take place within the flood plain area of the Mein Water. Flood Risk Assessment required which would need to be agreed with SEPA	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					0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Ecclefechan Waste Water Treatment Works has sufficient capacity for development.	C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development	C	0		0	
<b>PLANNING OVERVIEW</b>	A substantial part of the site may lie within the 1 in 200 year floodplain of the Mein Water and no development should take place within this flood plain area. Flood Risk Assessment required which would need to be agreed with SEPA.							

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>	Potential flood risk identified. Flood Risk Assessment required which would need to be agreed with SEPA.						<b>SEA SCORE: 0</b>
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AIR QUALITY								
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Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	North – elevated section of M74 as embankment. Existing sewage works serving Ecclefechan some 0.5km to the east.		X	A noise assessment will require to be carried out and any necessary mitigation measures implemented.	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						
<b>PLANNING OVERVIEW</b>	A noise assessment will require to be carried out and any necessary mitigation measures implemented. Would need screening and noise attenuation measures included in any proposed layout.							
<b>SEA OVERVIEW</b>	Potential noise pollution from M74 due north and proximity to Sewage works. A noise assessment will require to be carried out and any necessary mitigation measures implemented.						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS								
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Is the site.....		Brownfield	Y	Comment Existing Business and Industry site – Broadmeadows Industrial Estate -					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey						
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources						Brownfield site – could utilise existing infrastructure and reduce need to use undeveloped greenfield land.	0		
Does the site have existing and potential mineral extraction		N							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Comment No known servicing constraints											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
<b>PLANNING OVERVIEW</b>	Brownfield site – business in existing use										
<b>SEA OVERVIEW</b>	Brownfield site – could utilise existing infrastructure and reduce need to use undeveloped greenfield land.								<b>SEA SCORE: 0</b>		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site (6 units) is located to the north of the C140a (Broadmeadows Ind Estate access) at an existing industrial unit. It should be noted that any proposed new access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards								
<b>PLANNING OVERVIEW</b>	Site can be accessed of C140a									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		South								
Can the site make best use of solar gain		Y								
Is the site protected from prevailing winds		Y								
<b>PLANNING OVERVIEW</b>	No known climatic issues identified.									
<b>SEA OVERVIEW</b>	No known climatic issues identified.								<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings. No conservation area.				
		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								
<b>PLANNING OVERVIEW</b>	No known cultural issues identified									
<b>SEA OVERVIEW</b>	No known cultural issues identified								<b>SEA SCORE: 0</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment - Trees along northern boundary should be retained	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					0	Trees along northern boundary should be retained
Will development of the site be well integrated visually with the existing settlement		N	As a housing site disjointed from existing community facilities by B7076			C	0	
Are there any locally attractive views that will be impacted by development of the site		N					0	
<b>PLANNING OVERVIEW</b>	Trees along northern boundary should be retained							
<b>SEA OVERVIEW</b>	As a housing site disjointed from existing community facilities by B7076. Trees along northern boundary should be retained						<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site within adopted LDP.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Willing landowner who advises that planning application not expected until 2020.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Effectiveness and development viability of site questionable as garage business currently in operation on part of site Broadmeadows Industrial Estate and SEPA advises that a substantial part of the site may lie within the 1 in 200 year floodplain of the Mein Water where no development should take place within this area.
<b>OVERALL PLANNING COMMENT</b>	Allocated housing site within adopted LDP. The preferred option is to examine the effectiveness of the site as business currently operating on part of site. SEPA advises that a substantial part of the site may lie within the 1 in 200 year floodplain of the Mein Water. No development should take place within this area. Flood Risk Assessment required which would need to be agreed with SEPA. There is also the issue of the site's proximity to the A74(M) which would require screening and noise attenuation measures included in any proposed layout	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact in terms of Population and Human Health - Proximity to existing community facilities and school.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.H2	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Land south of Buccleuch Cottage			
<b>Settlement:</b> Ecclefechan	<b>Current use:</b> Poultry Farm in operation	<b>Existing LDP allocations/ designations:</b> <b>Yes</b>	
<b>OS Grid Reference (Easting, Northing):</b> 319514, 574418			
<b>Site Size (ha):</b> 1.24	<b>Proposed use:</b> Housing	<b>HMA:</b> Annan	<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	0	0	0	0	+	0	0	0

### Scoring Guidance

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

### Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No strategic comments from SNH				
Are there any known invasive species within the site	N							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	n	Hedge and trees along road boundary						
<b>PLANNING OVERVIEW</b>	No known designations affecting site							
<b>SEA OVERVIEW</b>	No known designations affecting site							<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	Distance (km)	0.1	Public open space opposite							
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: National cycle route 74							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.2	Sports facilities		Hospitalities	0.2	Local shops (convenience)	0.2	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:	Hoddom				Lockerbie					
	Capacity:	50				116					
	Distance:	1				10					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	GIS		0	0					
<b>PLANNING OVERVIEW</b>	Site well located to community facilities. Scope to encourage active travel										
<b>SEA OVERVIEW</b>	Site well located to community facilities. Scope to encourage active travel							<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)	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Flat site		0		0	
Are there any contaminated soils issues on the site		Y	This former poultry rearing unit will require some investigation before development.		x	Contaminated land assessment will be required along with any necessary mitigation due to current land use.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0		0	
<b>PLANNING OVERVIEW</b>	Contaminated land assessment will be required (e.g shallow soil samples) along with any necessary mitigation due to current land use (poultry farm).							
<b>SEA OVERVIEW</b>	Contaminated land assessment will be required along with any necessary mitigation due to current land use.						<b>SEA SCORE:0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Stream at northern boundary and traverses site		0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fluvial SEPA flood maps. Body of water traverses the site. SEPA - A substantial part of the site may lie within the 1 in 200 year floodplain of the Mein Water but uncertainty with regards to the flood extent within this area. No development should take place within this area. Flood Risk Assessment required.		x	No development should take place within the 1 in 200 year floodplain of the Mein Water. Flood Risk Assessment needed which would require to be agreed with SEPA	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			0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Ecclefechan Waste Water Treatment Works has sufficient capacity for development.		0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development		0		0	
<b>PLANNING OVERVIEW</b>	Sufficient capacity to connect to the public foul sewer and mains water supply. No development should take place within the 1 in 200 year floodplain of the Mein Water. Flood Risk Assessment needed which would require to be agreed with SEPA							
<b>SEA OVERVIEW</b>	Potential flood risk. Site appears in medium likelihood fluvial SEPA flood maps. Body of water traverses the site. Flood risk assessment required which would require to be agreed with SEPA						<b>SEA SCORE: 0</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Currently in use as a poultry farm with some associated smells.	SV		Development of site for housing would improve environment of existing houses in the vicinity	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			0		0	
<b>PLANNING OVERVIEW</b>	Development of site for housing would improve environment of existing houses in the vicinity							
<b>SEA OVERVIEW</b>	Unlikely to decrease air quality. Development of site for housing would improve environment of existing houses in the vicinity						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS													
Is the site.....		Brownfield	Y	Comment Brownfield site – poultry farm currently in operation									
		Greenfield											
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey			0		0					
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Reuse of brownfield site					Reuse of brownfield site	+				
Does the site have existing and potential mineral extraction		N				0		0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0		0					
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a				0		0					
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N
	Comment No known servicing constraints												

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
<b>PLANNING OVERVIEW</b>	No known servicing constraints and would involve development of brownfield site.											
<b>SEA OVERVIEW</b>	Brownfield site – could utilise existing infrastructure and reduce need to use undeveloped greenfield land										<b>SEA SCORE: +</b>	

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site (18 units) has two frontages onto the B7076. It should be noted that land to the east of this site has previously been granted planning permission for an industrial road. Any proposed new access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
<b>PLANNING OVERVIEW</b>	Site can be accessed from B7076											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		South west										
Can the site make best use of solar gain		Y										
Is the site protected from prevailing winds		N			x	Appropriate landscaping should be provided along the south western boundary					0	
<b>PLANNING OVERVIEW</b>	Appropriate landscaping should be provided along the south western boundary											
<b>SEA OVERVIEW</b>	Potential exposure to prevailing winds. Appropriate landscaping should be provided along the south western boundary										<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - No Listed Buildings; no conservation area. However there are a number of interesting sandstone buildings one of which was [Cressfield Country House Hotel] appearing on the 1st Edition OS published 1862 and a house named Cressfield shown on John Thomson's Atlas of Scotland 1832. Townfoot Farm also appears on the 1st edition OS published 1862. Design of any development should endeavour to respect the setting and history of both these properties.						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape	N							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L											
<b>PLANNING OVERVIEW</b>	Design of any development should endeavour to respect the setting and history of nearby historic properties.											

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>	No cultural heritage issues identified						<b>SEA SCORE: 0</b>
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment Re-use of existing low rise industrial appropriate as either housing (preferred) or light Business and Industry. If latter use, advisable to establish woodland planting as screen to caravan park and existing neighbouring housing.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Trees and hedgerows along road boundary				0	Should be retained along boundary Establish woodland planting as screen to caravan park and existing neighbouring housing.	0
Will development of the site be well integrated visually with the existing settlement		Y							
Are there any locally attractive views that will be impacted by development of the site		N					0		0
<b>PLANNING OVERVIEW</b>									
<b>SEA OVERVIEW</b>	Suitable on landscape grounds. Retain existing trees and hedgerows along road boundary. Establish woodland planting as screen to caravan park and existing neighbouring housing.						<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	N	Business use currently in operation. Intentions of landowner unknown.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Unknown. The preferred option is to examine the effectiveness of the site and development viability as business currently operating on part of site.
<b>OVERALL PLANNING COMMENT</b>	Allocated housing site in adopted LDP. Business use (poultry farm) currently in operation and intentions of landowner unknown. The preferred option is to examine the effectiveness of the site and development viability as business currently operating on part of site.	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact in terms of Material Assets. Brownfield site – could utilise existing infrastructure and reduce need to use undeveloped greenfield land	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.H3	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> N/a	
<b>Site name:</b> Ibrak Farm			
<b>Settlement:</b> Ecclefechan	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 319664, 57638			
<b>Site Size (ha):</b> 7.83	<b>Proposed use:</b> Housing	<b>HMA:</b> Annan	<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	0	X	0	0	X	0	0	0

### Scoring Guidance

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

### Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: No comments								
Are there any known invasive species within the site	N							
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Mature trees and hedgerows along field boundaries			0			0
<b>PLANNING OVERVIEW</b>	No known designations affecting site							
<b>SEA OVERVIEW</b>	No known designations affecting site							<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	Open space associated with adjacent Hoddom PS									
		Distance (km)	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: National cycle route 74						
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.2	Sports facilities		Hospitalities	0.2	Local shops (convenience)	0.2	Bus stop	0
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:	Hoddom			Lockerbie						
	Capacity:	50			116						
	Distance:	0			10						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0		
<b>PLANNING OVERVIEW</b>	Site well located to community facilities and adjacent to Primary School										
<b>SEA OVERVIEW</b>	Site well located to community facilities and adjacent to Primary School							<b>SEA SCORE: 0</b>			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)		0	X	Currently in agricultural use - grazing	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Land rises to the A74(M)	SV	0			0	
Are there any contaminated soils issues on the site			The site includes a former gasworks in the south part.	C	X	Potential contamination would need investigation and any necessary remediation before development.		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N							
<b>PLANNING OVERVIEW</b>	Potential contamination in relation to former gas works (south part of site) would need investigation and any necessary remediation before development.								
<b>SEA OVERVIEW</b>	Involves loss of prime agricultural land. Potential contamination in relation to former gas works (south part of site) would need investigation and any necessary remediation before development.						<b>SEA SCORE: X</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N							
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		Site appears in medium likelihood fulvial SEPA flood maps. SEPA - A part of the site may lie within the 1 in 200 year floodplain of the Mein Water but some uncertainty with regards to the flood extent within this area. No development should take place within this area. Flood Risk Assessment required.		X	No development should take place within the flood plain area of the Mein Water. Flood Risk Assessment required which would require to be agreed with SEPA.		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Ecclefechan Waste Water Treatment Works - early discussions are recommended with Scottish Water to discuss build out rates and establish growth requirements			Please note there is existing sewers within site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk Water Treatment Works has sufficient capacity for development			Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
<b>PLANNING OVERVIEW</b>	Part of the site may lie within the 1 in 200 year floodplain of the Mein Water and no development should take place within this flood plain area. Flood Risk Assessment required which would need to be agreed with SEPA in order to identify the developable area								
<b>SEA OVERVIEW</b>	Potential flood risk identified. Flood Risk Assessment required.						<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	Y	North & East – A74(M) embankment at height, Surrounding uses largely housing. West – Hoddon PS		X	Noise assessment required along with any necessary mitigation due to site's proximity to A74 (M). A74 (M) embanked at this location and at height	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			0		0		
<b>PLANNING OVERVIEW</b>	Noise assessment required along with any necessary mitigation due to site's proximity to A74 (M). Would need screening and noise attenuation measures included in any proposed layout.								
<b>SEA OVERVIEW</b>	Unlikely to decrease air quality. Noise assessment required along with any necessary mitigation due to site's proximity to M74						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment				
		Greenfield	G					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N		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			Ibrack Farm and associated structures located in south west of site adjoining B7076.			0	0	Scope to re-use existing structures
Does the site have existing and potential mineral extraction		N						
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons   N   Bord Gais Eirann pipeline   N   Shell oil pipeline   N   Transco pipeline   N						
			Comment No known servicing constraints. Low voltage electricity poles and lines cross site which will require to be relocated to a more appropriate location or consolidated on 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   HSE   N						
<b>PLANNING OVERVIEW</b>	No known servicing constraints. Low voltage electricity poles and lines cross site which will require to be relocated to a more appropriate location or consolidated on site.								
<b>SEA OVERVIEW</b>	Negative SEA impact as greenfield site but could benefit from proximity to existing infrastructure						<b>SEA SCORE: X</b>		

### ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site (100 units) is located to the north of the B7076 with potential vehicular and pedestrian links onto the B7076, Meadowfoot Road (Private) and Langlands Road (U554a). It should be noted that Meadowfoot Road was constructed under RCC but not yet completed or adopted. Consideration should be given to the access position on the B7076 and the position of the existing accesses on the southern side. Should an access be provided to the south east of the site then the existing speed limit and streetlighting scheme will require to be altered. A Transport Assessment should be commissioned and a Masterplan should be provided for this site which should include at least 2 no. accesses to the B7076. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards						
<b>PLANNING OVERVIEW</b>	Site located to the north of the B7076 with potential vehicular and pedestrian links onto the B7076, Meadowfoot Road (Private) and Langlands Road (U554a). It should be noted that Meadowfoot Road was constructed under RCC but not yet completed or adopted as part of the Drumbow Homes site. Consideration should be given to the access position on the B7076 and the position of the existing accesses on the southern side. A Transport Assessment should be commissioned and a Masterplan should be provided for this site which should include at least two access points to the B7076.							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		South – sloping and undulating site from M74 with south aspect	SV	0		0	
Can the site make best use of solar gain		Y		0		0	
Is the site protected from prevailing winds		Y		0		0	
<b>PLANNING OVERVIEW</b>	No climatic issues						
<b>SEA OVERVIEW</b>	No climatic issues						<b>SEA SCORE: 0</b>

### CULTURAL HERITAGE

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	<p>Comment Archaeology - No historic environment issues identified for this site, as of July 2016</p> <p>Historic Built Environment - Although there are no Listed Buildings and no conservation area, the front edge of the site includes a number of traditional historic properties and interesting stone farm buildings just behind which contribute to the character and are part of the history of Ecclefechan. Part of the site seems to have been a former gas works around 1900. Any development should have strong street frontages to respond to existing settlement layout.</p> <p>There are 2 buildings on the Scottish Buildings at Risk Register – Hoddom Church and Hoddom Castle</p>		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
			Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N							
<b>PLANNING OVERVIEW</b>	The front edge of the site bounding the B7076 includes a number of traditional historic properties and interesting stone farm buildings to the rear which contribute to the character and are part of the history of Ecclefechan. Any development should have strong street frontages to respond to existing settlement layout.								
<b>SEA OVERVIEW</b>	No known cultural issues identified						<b>SEA SCORE: 0</b>		

<b>LANDSCAPE</b>									
Is the site within or adjoining any of the following			NSAs		RSAs		Comment Majority of site could be suitable for housing. The east of the site is exposed to the A74(M) and it would be advisable to set any development back and extend the existing embankment planting along this open stretch at the east of the site and the north of the site.		
			Wild Land		TPOs				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level			Minimal detrimental effect on landscape quality.				The east of the site is exposed to the A74(M) and it would be advisable to set any development back and extend the existing embankment planting along the north east boundary		
Will development of the site be well integrated visually with the existing settlement									
Are there any locally attractive views that will be impacted by development of the site		N							
<b>PLANNING OVERVIEW</b>	The east of the site is exposed to the A74(M) and it would be advisable to set any development back and extend the existing embankment planting along the north east boundary in order to provide an appropriate landscape buffer between the A74 (M) and the proposed housing.								
<b>SEA OVERVIEW</b>	Minimal detrimental effect on landscape quality.						<b>SEA SCORE: 0</b>		

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Have all landowners been identified and have they agreed to disposal/development of the site		Y	Landowner has advised that planning application expected 2020					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		?						
<b>OVERALL PLANNING COMMENT</b>			Allocated housing site in adopted LDP. Landowner has advised that planning application expected by 2020. The preferred option is to examine the effectiveness of the site and development viability as at least 2 access points are required from the B7076. Part of the site may lie within the 1 in 200 year floodplain of the Mein Water and no development should take place within this flood plain area. Flood Risk Assessment required which would need to be agreed with SEPA in order to identify the developable area There is also the issue of the site's proximity to the A74(M) which would require screening and noise attenuation measures included in any proposed layout					
<b>OVERALL SEA COMMENT</b>			Negative SEA impact in terms of Soils and Material Assets. Loss of prime quality agricultural land and greenfield land.					

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> ECC.B&I1	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Land adjoining B7076, Jct 19 A74(M)	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> <b>Yes</b>	
<b>Settlement:</b> Ecclefechan			
<b>OS Grid Reference (Easting, Northing):</b> 318413, 575183	<b>Proposed use: Business and industry</b>	<b>HMA:</b> Annan	<b>Date completed:</b> Oct/Nov 2016
<b>Site Size (ha):</b> 11.38			

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	0	0

### Scoring Guidance

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

### Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland							
Comments: No strategic comments from SNH								
Are there any known invasive species within the site	N						0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Hedge and trees along field boundaries		SV	0	Hedge and tree boundaries should be retained		0
<b>PLANNING OVERVIEW</b>	Hedge and tree boundaries should be retained							
<b>SEA OVERVIEW</b>	No designations affecting site						<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	Public open space –playing field and park lies immediately to the east of the site.			SV	Appropriate landscaping including structural planting will be required at the eastern boundary with the adjacent playing field and park.		0			
		Distance (km)	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: National cycle route 74							
		Core path	N								
		Cycle path	Y								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1	Sports facilities		Hospitalities	1	Local shops (convenience)	1	Bus stop	0.2
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary			Secondary					
	School name:										
	Capacity:										
	Distance:										
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>	Appropriate landscaping including structural planting will be required at the eastern boundary with the adjacent playing field and park.										

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>SEA OVERVIEW</b>	No relevant issues	<b>SEA SCORE: 0</b>
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)			O	Site currently in agricultural use, but not prime land	O	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Relatively flat site		SV	0		0	
Are there any contaminated soils issues on the site			No known previous use.			0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N				0		0	
<b>PLANNING OVERVIEW</b>		Site currently in agricultural use, but not prime land							
<b>SEA OVERVIEW</b>		Site currently in agricultural use, but not prime land						<b>SEA SCORE: 0</b>	

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas and marshland in lower areas of site		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	SEPA advise that two minor watercourses flow adjacent to the site which could represent a potential flood risk.		C	x	A Flood Risk Assessment is required which would require to be agreed with SEPA	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				0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Ecclefechan Waste Water Treatment Works has sufficient capacity for development.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Water Treatment Works has sufficient capacity for development		C	0		0	
<b>PLANNING OVERVIEW</b>		Sufficient capacity to connect to the public foul sewer and mains water supply.							
<b>SEA OVERVIEW</b>		Potential flood risk from two minor watercourses adjacent to the site. A Flood Risk Assessment is required which would require to be agreed with SEPA						<b>SEA SCORE: 0</b>	

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the		N	There are no AQMA at present in the region		C	0		0	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

designation of a new AQMA								
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	North – truck stop and lorry park at Junction 19. East – area of public open space and play area. South – agricultural land woodland. West – west coast main railway and electricity sub station					
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		Y	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions		?	This would require to be considered and any mitigation measures considered as part of the determination of any planning application.	?	
<b>PLANNING OVERVIEW</b>	Site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.							
<b>SEA OVERVIEW</b>	Unknown impact on air quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be considered and any mitigation measures considered as part of the determination of any planning application.						<b>SEA SCORE: ?</b>	

MATERIAL ASSETS																
Is the site.....		Brownfield		Comment Currently agricultural land - grazing												
		Greenfield	Y													
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey				0		0							
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N					0									
Does the site have existing and potential mineral extraction		N					0		0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH					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		Y	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment High voltage power line crossing site at western edge leading to electricity sub station to west of site.														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
<b>PLANNING OVERVIEW</b>	Maintenance corridor required for overhead power line at western end of site															
<b>SEA OVERVIEW</b>	Loss of greenfield site. Scottish Power infrastructure adjacent to southern boundary of site may form a constraint .											<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		This site fronts onto the B7076, consideration should be given to connectivity with Ecclefechan with suitable provision for pedestrian, cyclists and public transport. It would be appropriate that a Transport Assessment be included as part of any proposal. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

road, is the road network capable of accommodating traffic generated		parking provision in accordance with Dumfries and Galloway Council Parking Standards.	
<b>PLANNING OVERVIEW</b>	Site fronts B7076, consideration should be given to connectivity with Ecclefechan with suitable provision for pedestrian, cyclists and public transport. It would be appropriate that a Transport Assessment be included as part of any proposal.		

CLIMATIC FACTORS						
What is the site aspect (e.g. N, W, etc.)		South west aspect. Slightly sloping site		0		0
Can the site make best use of solar gain		Y		0		0
Is the site protected from prevailing winds		N		0		0
<b>PLANNING OVERVIEW</b>	No known climatic factors identified.					
<b>SEA OVERVIEW</b>	No known climatic factors identified.					<b>SEA SCORE: 0</b>

CULTURAL HERITAGE						
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No known previous use. Historic Built Environment - No Listed Buildings; no conservation area.
		Conservation Area	N	Inventory of Historic Battlefield	N	
		World Heritage Site	N	Inventory & Non-Inventory	N	
		Archaeological site	N	Garden or Designed Landscape		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L					
<b>PLANNING OVERVIEW</b>	No known cultural heritage issues identified					
<b>SEA OVERVIEW</b>	No known cultural heritage issues identified					<b>SEA SCORE: 0</b>

LANDSCAPE						
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment Development acceptable subject to structural planting.
		Wild Land	N	TPOs	N	
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y		Hedge rows and trees along field boundaries		0
						Hedge and tree boundaries should be retained and enhanced
Will development of the site be well integrated visually with the existing settlement		n/a				Site is allocated for business and industry and visual integration not relevant to existing settlement Structural planting will require to ensure that proposed business use is appropriately landscaped and screened.
Are there any locally attractive views that will be impacted by development of the site		N				0
<b>PLANNING OVERVIEW</b>	Hedge and tree boundaries should be retained and enhanced. Appropriate landscaping and structural planting adjacent to B7076 and boundary with adjacent playing field and park should be provided.					
<b>SEA OVERVIEW</b>	Development considered potentially suitable subject to appropriate structural planting.					<b>SEA SCORE: 0</b>

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated business and industry site in adopted LDP.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site owned by Scottish Government (Transport Scotland) which has been declared surplus (September 2016) and currently being considered for acquisition by SE in terms of the Guidelines for the Transfer of Property within the Scottish Public Sector.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>		Allocated business and industry site in adopted LDP. Active developer interest.
<b>OVERALL SEA COMMENT</b>		Negative SEA impact in terms of Material Assets as involves the loss of greenfield land. Unknown impact in terms of Air Quality as site allocated for Business and Industry and dependent on the type of development and processes involved may introduce significant air emissions. This would require to be assessed and any mitigation measures considered as part of the determination of any planning application.