

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: GRL.H1	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Mill Road			
Settlement: Garlieston	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 247374, 546467		Existing LDP allocations/ designations: GRL.H1	
Site Size (ha): 1.12	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<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	
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There are no concerns affecting this site			SV	0		0
PLANNING OVERVIEW	There are no biodiversity concerns affecting this site							
SEA OVERVIEW	There are no SEA concerns						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Site adjoins school playing fields			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								
		Right of Way	N	Comment:							
		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)	0-1	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:	Garlieston				Douglas Ewart					
	Remaining capacity:	51				285					
	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		
PLANNING OVERVIEW	This is mostly a greenfield site on edge of settlement and located relatively close to local services but footpaths will require to be developed edge of site to provide easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No comment		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible signs		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	South boundary of the site falls within the medium likelihood fluvial SEPA flood maps. Body of water adjacent to the site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Garlieston WwTW has sufficient capacity for development.		C	0	Proposed sewers on GIS for site.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C	0		0
PLANNING OVERVIEW	There is a body of water adjacent to the site and a Flood Risk Assessment would be required prior to development.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Petrol station, agricultural and greenfield 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 or emission from the waste plant)		N	Proposed use for residential	SV	0		0	
PLANNING OVERVIEW	There are no air quality concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield	Y	Comment. Signs of an old road on site but overgrown and unlikely to be salvaged							
		Greenfield									
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Mostly overgrown Prime Agricultural Land although signs of an old road being on site present but it is unlikely to be salvaged		SV	X		X			
Does the site have existing and potential mineral extraction		N			O	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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PLANNING OVERVIEW	Site is overgrown with vegetation								
SEA OVERVIEW	Loss of greenfield would result in negative SEA						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for 14 no. houses lies to the east of the B7004. This site was conditionally granted full planning permission under 07/P/5/0036 and included access from the B7004 where satisfactory visibility is available and included a footway link to the village, by way of a footbridge over Kilfillan Burn from a proposed turning head to the U66w as previously agreed should be provided, with further provision of a footway on the south side of the U66w, running eastwards to link with the existing footway at the junction with Forteviot Gardens. Such a solution remains desirable since it would be problematic providing a satisfactory footway on the B7004 and from there along the first 40m of the U66w due to restricted available width. 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.						
PLANNING OVERVIEW	Access to be taken from the B7004 with a footway over the Kilfillan Burn.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Flat site		SV	0		0		
Can the site make best use of solar gain		Y	Flat site so design and layout could result in making good use of solar gain	SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+		
Is the site protected from prevailing winds		N	Apart from a line of trees to the south the site is exposed to prevailing wind	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016. HBE - No Listed Buildings, not on the boundary of Garlieston Conservation Area. It would be opposite the boundary of Galloway House Inventory Landscape; there is a dwelling beside the filling station that would be a good basis for continuing the local character. A sensitive design would reinforce the character of the village.		
		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							
PLANNING OVERVIEW	There are no cultural heritage issues but sensitive design would reinforce the village.							

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SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment Galloway Hills RSA			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site has already been cleared and partially developed with an access route and services laid out. It is prominent on the way into the settlement and on the edge of open farmland and a designed landscape,		C	X	The site boundaries should be defined by thorn hedging with hedgerow tree planting.		0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	Site boundaries should be defined by thorn hedging and hedgerow tree planting. The site is in the Galloway Hills RSA so proposals should consider the criteria set out in policy NE2: Regional Scenic Areas.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site in the Garlieston LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is allocated in the LDP. Site is located on Prime Agricultural Land but road was developed as part of a previous application that has long since lapsed. Due to the previous permission and works the site is considered suitable to be reallocated for development in the plan subject.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land, adjacent Galloway House Inventory Landscape. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	