

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: HLW.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Kirkland			
Settlement: Hollywood	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 295346, 579737			
Site Size (ha): 2.74	Proposed use: Housing	HMA: Dumfries	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	+	+/x	0

Scoring Guidance

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

Legends

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

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

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

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0	
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	Cycle path	N						
		Community/village hall	0-1	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	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:	Holywood				Maxwelltown High			
	Capacity:	25				337			
	Distance:	0-1				1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0	
PLANNING OVERVIEW	The site is 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.								
SEA OVERVIEW	The site is reasonably well located in relation to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +		

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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	2 and 3.2	O	X	The whole of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			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			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 pluvial SEPA flood maps.		C	X	A Drainage Impact 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)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Limited capacity for development		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	Y			C	0		0	
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA 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. Although there is capacity for water supply there is only limited capacity for waste water and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: This is a greenfield site							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	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 set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: There are no servicing constraints in relation to the site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land.							
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies outwith the Holywood 30 mph speed restricted zone with restricted visibility. However if the 30 mph speed limit on the U362n was extended to a point east of the access then there would be scope for the formation of a suitable access for an adoptable road with satisfactory visibility to serve a small residential development. To obtain Police support for such an extension would require the urbanisation (footway provision, single side and street lighting) of the section of road but would also improve facilities for those existing dwellings that would fall into the extension. 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.						
PLANNING OVERVIEW	Access is achievable to this site however an extension to the 30mph limit may be required and perhaps footways.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			The site is relatively flat		SV	0		0	
Can the site make best use of solar gain		Y	Due to its linear shape and orientation to the road the development could make use of solar gain		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		Y	The site is well protected from the prevailing winds by existing development.		SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2		+
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.								
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: The site is adjacent to a listed former church. All of the site is an area of archaeological interest. In particular the eastern half of the site overlies a medieval monastery and its Anglo-Saxon predecessor that are known from aerial photography, historic records and previous finds. This is one of the ten most important unscheduled sites in the region and is of national significance. It would be very difficult to develop this site with any form of mitigation short of total excavation in the eastern half. The western portion could be developed but extensive archaeological works would still be required.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N				
		Archaeological site	Y						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		C	X	Recording of any features found in the investigation		+

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PLANNING OVERVIEW	The site guidance for the site in the LDP includes reference to the eastern part of the site being unsuitable for development on archaeological grounds however in the interests of clarity it is now proposed to remove the eastern part of the site from the allocation. The western part of the site will still require investigation but may be less sensitive to development.							
SEA OVERVIEW	There would be some negative impacts in relation to the extensive archaeology at this site, however it is proposed to reduce the size by removing the most sensitive parts of the site and ensure that excavations and mitigation works. There may be some benefits from the works that are carried out and any finds that are recorded						SEA SCORE: +/x	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSA's	N	Comment: There are no designations in relation to this site			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Existing mature tree belt associated with the existing railway route provides a strong northern boundary and backdrop for development.			C	X	Trees should be retained in line with policy NE7	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well related to the existing built up part of the village			C SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	The trees to the northern boundary should be retained as a local landscape feature. This is a visually well integrated site.								
SEA OVERVIEW	Provided that the mature trees are retained then there should be no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is currently allocated for residential development within the settlement boundary.						
Have all landowners been identified and have they agreed to disposal/development of the site	Y							
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand						
OVERALL PLANNING COMMENT	The site is well related to the existing built up area of the village and is close to local services and amenities, however due to the archaeological interest and significance of the site it is proposed to reduce the site area to avoid the most sensitive parts of the area to the eastern end. Careful consideration will need to be given to softening the eastern boundary with landscaping. It is recommended to include a smaller proportion of this site in LDP2.							
OVERALL SEA COMMENT	Minor negative SEA issues, including development of a greenfield site, the loss of prime agricultural land and the impact on archaeological features. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport and the sites aspect should also enable positive benefit to be achieved from solar gain. Archaeological investigation and recording could result in benefits to interpreting the site.							