

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> KCN.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> Glenaber Avenue			
<b>Settlement:</b> Kirkconnel/Kelloholm	<b>Current use:</b> Vacant/ open space	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 273896, 611603			
<b>Site Size (ha):</b> 3.28	<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	+	0	0	0	X	+/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	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:								
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 issue 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	Y	Although not a Protected Open Space development would result in the loss of an area used as an informal amenity area		SV	X	The current site includes no landscape features and is relatively nondescript. Improvements to the wider open space to compensate for the loss of this area may help to ameliorate its loss.		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 and cycleways							
		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	1-5	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:		Kelloholm				Sanquhar Academy					
	Capacity:		71				217					
	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			
<b>PLANNING OVERVIEW</b>	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area which would compensate for the loss of open space..											
<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also support local facilities 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)	urban	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 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	N	A culvert with trash screen is located within the site boundary. The council and SEPA hold flood records in connection to this site.				A Flood Risk Assessment and culvert investigation are required and any measures identified should be implemented.	
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	There is a surface water sewer within site.		C	0	The DIA would also establish what impact, if any this development has on the existing waste water network and any measures identified should be implemented. 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	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 network and any measures identified should be	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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						implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
<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 FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is limited capacity 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	Y	The site lies close to business/industrial premises, adjacent to the school and other residential properties.	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment may be required in relation to the nearby business premises and any noise attenuation measures identified should be 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	The proposed use is for residential development which would be compatible with surrounding uses.	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are possible noise issues related to the adjacent commercial premises and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.								
<b>SEA OVERVIEW</b>	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site that currently forms part of a wider area of open space					
		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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the town makes it unlikely.	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 this site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS   N   MoD   Y   Carlisle Airport   N   Coal Authority   Y   HSE   N						
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.								
<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			This proposed site for housing, is currently public open space at Kelloholm with frontage access onto the C33n Greystone Avenue, C129n Glengaber Avenue and U439n Niviston Road. The LDP1 notes ground condition problems in the locality. Public footpaths cross the site and there is also a watercourse/surface water drainage system that serves the majority of Kelloholm, running through this site that was subject to flood prevention improvement works in 2003. I would not be in favour of any development that might have a negative impact upon this system. 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.							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the generally open nature of the site	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+	
Is the site protected from prevailing winds		N	The site is partially protected by existing development but can be a windswept site.	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.	+	
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
<b>SEA OVERVIEW</b>	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible						<b>SEA SCORE: +/x</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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			negative SEA issues created as a result of a large number of traffic movements					
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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				
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>	There are no historic environment issues								
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment		
			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	Development could enhance setting of the school by enclosing the streetscape.			C	0	The development would need to be softened with avenues of tree planting and green corridors which maintain pedestrian access across the site.	0
Will development of the site be well integrated visually with the existing settlement		Y	Although seen as part of a wider open space it lies in the centre of the settlement and would be viewed in this context.			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
<b>PLANNING OVERVIEW</b>	The site is located in the centre of the town. Development in this location would not adversely impact on the wider landscape.								
<b>SEA OVERVIEW</b>	There are 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	Y	The site is currently allocated for housing development within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently owned by a housing association however they are not understood to have any development plans at the moment.
Are there any known restrictive covenants or ransom strips	N	

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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>	This site is a current housing allocation in the LDP and is well located in the centre of the settlement close to the school, medical centre and other facilities. There are some concerns over market demand in the area however it is still considered to be the most suitable site for development and would help to consolidate the town which is currently very spread out in terms of its overall layout. It is recommended to continue this site through into LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues, including loss of greenfield land and increased traffic movements resulting in increasing carbon emissions. However, 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> KCN.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> Greystone Avenue			
<b>Settlement:</b> Kirkconnel/Kelloholm	<b>Current use:</b> Vacant/amenity open space	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 273452, 611800			
<b>Site Size (ha):</b> 0.59	<b>Proposed use:</b> Business and Industry	<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	+	0	0	X	X	+/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	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		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 issue 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	Y	Although not a Protected Open Space development would result in the loss of an area used as an informal amenity area	SV	X	The current site includes no landscape features and is relatively nondescript. Improvements to the wider open space to compensate for the loss of this area may help to ameliorate its loss.	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: The site is easily accessible and is located close to footpaths and cycleways				
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Right of Way	N	Core path	N	Cycle path	N	
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)		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience) 0-1 Bus stop 0-1
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Primary		Secondary				
		School name:	n/a		n/a			
		Capacity:						
<b>PLANNING OVERVIEW</b>	The site is well located reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area which would compensate for the loss of open space.							
<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities 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)	urban	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 previous known use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	There are no known soils 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	N	SEPA hold flood records in relation to this site.		C	X	A Flood Risk Assessment is required and any 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	Y	There is a Combined sewer within the site.		C	0	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. 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	Please note there is a 4" water main within site		C	0		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 FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is capacity for waste water but further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							

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>	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	Y	The site is located adjacent to properties in business and industrial use and there are residential properties to the north east.	SV	X	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts but impacts from existing uses may be difficult to mitigate against	X	
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	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A Noise assessment may be required and any measures identified should be implemented..	0	
<b>PLANNING OVERVIEW</b>	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.							
<b>SEA OVERVIEW</b>	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						<b>SEA SCORE: X</b>	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: This is a greenfield site that currently forms part of a wider area of open space				
		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			Possibly although it's location within the town makes it unlikely.	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		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)									
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
			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 Y	HSE N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.								
<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			This proposed site for Business and Industrial use, is located north of the junction of the C33n Greystone Avenue and U449n Greystone Branch public roads, and close to existing industrial and commercial premises. There is scope to form a new adoptable road around the periphery of this site to link Glenwhargen Avenue to Greystone Avenue and to stop-up the existing Greystone Branch which would then be solely an access serving commercial development. This would separate industrial/commercial traffic from residential traffic. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
<b>PLANNING OVERVIEW</b>	Access to the site is achievable. There may be opportunities to form a new road to provide separation between commercial/industrial traffic and residential.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat area		SV	0		0
Can the site make best use of solar gain		Y	Possibly due to the generally open nature of the site		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2	+
Is the site protected from prevailing winds		Y	The site is well protected by existing topography in the area		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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
<b>SEA OVERVIEW</b>	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						<b>SEA SCORE: +/x</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 known historic environment issues				
		Conservation Area N	Inventory of Historic Battlefield N					
		World Heritage Site N	Inventory & Non-Inventory 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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		Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV C	0		0	
<b>PLANNING OVERVIEW</b>	There are no historic environment issues							
<b>SEA OVERVIEW</b>	There are no 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 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		N			SV	0		
Will development of the site be well integrated visually with the existing settlement		Y	Although seen as part of a wider open space it lies adjacent to other business/industrial premises and would be viewed in this context.		SV	0		
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		
<b>PLANNING OVERVIEW</b>	The site is located within the town and is adjacent to an area used for industrial and business purposes. Development in this location would not adversely impact on the wider landscape.							
<b>SEA OVERVIEW</b>	There are 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	Y	The site is allocated for business and industry purposes within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in the ownership of the council
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 site would be expected to come forward for development during the plan period.
<b>OVERALL PLANNING COMMENT</b>	The site is currently allocated for business and industry and well related to other business uses in the locality. There are concerns regarding possible adverse impacts of business uses adjacent to residential properties, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. It is recommended to continue to include this site in LDP2.	
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of greenfield land and possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	

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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## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> KCN.B&I201	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> land south of Kellobank			
<b>Settlement:</b> Kelloholm	<b>Current use:</b> Public open space	<b>Existing LDP allocations/ designations:</b> Yes – Protected Open Space	
<b>OS Grid Reference (Easting, Northing):</b> 273422, 611811			
<b>Site Size (ha):</b> 1.30	<b>Proposed use:</b> Business and Industry	<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	+	0	0	X	X	+/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	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		N		Comments: There are no designations in relation to 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 issue 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	Y	The site currently forms part of an area of open space. This is a large grassed area with few features.			O SV	X	The current site includes no landscape features and is relatively nondescript. Improvements to the wider open space to compensate for the loss of this area may help to ameliorate its loss.			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: The site is easily accessible and is located close to footpaths and cycleways													
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Right of Way	N	Core path	N	Cycle path	N	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	School name: n/a					Secondary									
		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>	The site is well located in close to proximity to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area which would compensate for the loss of open space.																
<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities resulting in positive SEA impacts. Although development of the site would result in the loss of open						<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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space provision if improvements to the remaining area could form part of the development this may compensate for its loss.

SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	urban	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 other than playing fields.		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 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	N	No comment with regard to flood risk		C	0		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	Y	There is a Combined sewer within the site.		C	0	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. 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
<b>PLANNING OVERVIEW</b>	There is sufficient capacity for both waste water and water supply.							

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>	There are no SEA issue						<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	Y	The site is located adjacent to properties in business and industrial use and there are residential properties to the north east.	SV	X		X	
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	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A Noise assessment may be required and any measures identified should be implemented..	0	
<b>PLANNING OVERVIEW</b>	The site is adjacent to an area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.							
<b>SEA OVERVIEW</b>	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						<b>SEA SCORE: X</b>	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: This is a greenfield site that currently forms part of a wider area of open space				
		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		?	Possibly although it's location within the town makes it unlikely.	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						

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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	Y	HSE	N	
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.												
<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 area of land for Business & Industrial use lies to the west of the U449n Greystone Branch and north of C33n Greystone Avenue, Kelloholm. Greystone Branch currently provides direct access to Industrial /Commercial premises and is also an adopted link to Greystone Avenue via Glenwhargen Avenue. If this area of land is to be developed commercially it would be appropriate that a new adoptable road be developed around its northern and western periphery to maintain the residential Glenwhargen link to Greystone Avenue and the Greystone Branch be stopped up so as to become a private access serving only the commercial development. This would separate industrial/commercial traffic from residential traffic whilst maintaining network functionality. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards. It would be appropriate that the Road Authority be consulted about a new adoptable residential link which would be subject to Road Construction Consent.										
<b>PLANNING OVERVIEW</b>	Access to the site is achievable. There may be opportunities to form a new road to provide separation between commercial/industrial traffic and residential.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			This is a generally flat area				SV	0				0	
Can the site make best use of solar gain		?	Possibly due t the generally open nature of the site				SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		Y	The site is well protected by existing topography in the area				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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time												
<b>SEA OVERVIEW</b>	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements										<b>SEA SCORE: +/X</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							

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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		World Heritage Site Archaeological site	N N	Inventory & Non-Inventory 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
<b>PLANNING OVERVIEW</b>	There are no historic environment issues							
<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations in relation to this site.		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		?		Site represents an extension of the business and industry allocation at KCN.B&I 11 into open and exposed greenspace, occupying the central space within the settlement. No objections to this, given large amount of other greenspace nearby.	C	0	The site should be screened from the greenspace, pedestrian link on north-eastern side and housing with tree planting within the site boundary or fenced off to allow establishment. Noting comments from roads regarding the creation of a new road around the site, this would further denude the greenspace and could lead to pressure for development within areas 'outside' the new road. If this approach is taken, then additional tree planting to outside of the road should be incorporated to help soften and screen the development. Careful consideration should be given to the massing, height and scale of development to reduce landscape and visual impacts.	0
Will development of the site be well integrated visually with the existing settlement		Y		Although seen as part of a wider open space it lies adjacent to other business/industrial premises and would be viewed in this context.	SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
<b>PLANNING OVERVIEW</b>	The site is located within the town and is adjacent to an area used for industrial and business purposes. Development in this location would not adversely impact on the wider landscape provided that adequate screening was provided.							
<b>SEA OVERVIEW</b>	There are 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	Y	This site is unallocated but within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in the ownership of the council
Are there any known restrictive covenants or ransom	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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strips								
Can the site be delivered within the LDP timeframe	Y		There are no physical constraints to prevent the development and the site would be expected to come forward for development during the plan period.					
<b>OVERALL PLANNING COMMENT</b>	The site is well related to other business uses in the locality. There are concerns regarding possible adverse impacts of business uses adjacent to residential properties, such as noise and emissions, but the relevant assessments would need to be carried out and any mitigation measures implemented. Development would result in the loss of open space however this is not of the greatest quality.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of greenfield land and possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, site within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							