

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |                                       |   |  |
|---|---------------------------------------|---|--|
| <b>Site Ref:</b> KCW.H1   | <b>Source of site suggestion:</b> LDP | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> St Couans Crescent                            |                                       |   |  |
| <b>Settlement:</b> Kirkcowan                                    | <b>Current use:</b> Greenfield        | <b>Existing LDP allocations/ designations:</b> KCW.H1   |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>233140, 560588 |                                       |   |  |
| <b>Site Size (ha):</b><br>1.69                                  | <b>Proposed use:</b> Housing          | <b>HMA:</b> Mid Galloway  | <b>Date completed:</b><br>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               | +                | 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) | 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 & 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  |   |                      | SV       | 0                       |   | 0                         |   |
| <b>PLANNING OVERVIEW</b>   | There are no biodiversity concerning this site |   |                      |          |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | There are no SEA issues                        |   |                      |          |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |   |                        |           |                   |     |               |                     |                           |     |          |     |
|--|---|------------------------|-----------|-------------------|-----|---------------|---------------------|---------------------------|-----|----------|-----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | N                      |           | SV                | 0   |               | 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:          |     |               |                     |                           |     |          |     |
|  |   | Core path              | N         |                   |     |               |                     |                           |     |          |     |
|  |   | Cycle path             | N         |                   |     |               |                     |                           |     |          |     |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF  | Community/village hall | 0-1       | Sports facilities | 0-1 | Hospitalities | 0-1                 | Local shops (convenience) | 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:  | Kirkcowan              |           |                   |     | Douglas Ewart |                     |                           |     |          |     |
|  | Remaining capacity:   |                        |           |                   |     | 285           |                     |                           |     |          |     |
|  | Distance:   | 0-1                    |           |                   |     | 5-10          |                     |                           |     |          |     |
| 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>   | This is a greenfield site on edge of settlement and located reasonably close to most local services and there are footpaths adjacent to the site providing easy access to 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 and services resulting in positive SEA impacts.    |                        |           |                   |     |               | <b>SEA SCORE: +</b> |                           |     |          |     |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
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| SOILS  |  |   |  |     |    |   |                     |   |
|--|--|---|--|-----|----|---|---------------------|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute) | 4.1 | O  | 0 |                     | 0 |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |  | N |  |     | SV | 0 |                     | 0 |
| Are there any contaminated soils issues on the site  |  | N |  |     | 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 soil concerns affecting this site |   |  |     |    |   |                     |   |
| <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) |   | N |  |  | C  | 0 |  | 0 |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH   | Y | Kirkcowan WwTW has sufficient capacity for development |  | C  | 0 | Combined sewer running through middle of 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 |
| <b>PLANNING OVERVIEW</b>  | There are no water concerns affecting this site |   |  |  |    |   |  |   |
| <b>SEA OVERVIEW</b>   | There are no SEA issues                         |   |  |  |    |   | <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 | Greenfield and residential                 | 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 | Proposed for Residential use               | SV | 0 |  | 0                   |  |
| <b>PLANNING OVERVIEW</b>   | There are no air quality concerns affecting this site |   |  |    |   |  |                     |  |
| <b>SEA OVERVIEW</b>  | There are no SEA issues                               |   |  |    |   |  | <b>SEA SCORE: 0</b> |  |

| MATERIAL ASSETS  |     |                  |  |                           |   |                    |   |                  |   |     |   |
|--|-----|------------------|--|---------------------------|---|--------------------|---|------------------|---|-----|---|
| Is the site.....   |     | Brownfield       |  | Comment                   |   |                    |   |                  |   |     |   |
|  |     | 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                | Loss of greenfield   | SV                        | X |                    |   | X                |   |     |   |
| Does the site have existing and potential mineral extraction   |     | N                |  | C                         | 0 |                    |   | 0                |   |     |   |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH | N                |  | C                         | 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 | Y  | MoD                       | N | Carlisle Airport   | N | Coal Authority   | N | HSE | 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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|                          |  |  |  |  |  |  |                     |  |  |
|--------------------------|--|--|--|--|--|--|---------------------|--|--|
| <b>PLANNING OVERVIEW</b> | The site is a greenfield site located within Air Traffic Consultation Zone and consultations with these authorities will be required prior to development. |  |  |  |  |  |                     |  |  |
| <b>SEA OVERVIEW</b>      | The development of a greenfield site would have 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 |   |  | Vehicular and pedestrian access can be taken from the B733 and from Pollards Croft. Access onto the B733 will require the speed restriction to be extended to take in the new access and a lit footway will also be required along the B733 back into the village. Surface water, foul water and SUD's schemes will be required. There are over head electrical cables running through the site. 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>   | Access can be taken from the B733 and from Pollards Croft |  |   |  |  |  |  |  |

| 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 | Relatively flat site so design could consider suitable layout for best solar gain. | SV | 0 | The layout and design should incorporate where possible, solar gain and look to create sustainable buildings in line with policies OP1f and OP2. | +                   |  |  |
| Is the site protected from prevailing winds |   | ? | Partially. site surrounded by low level residential to south west.                 | SV | 0 | Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.                    | 0                   |  |  |
| <b>PLANNING OVERVIEW</b>                    | Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction |   |  |    |   |  |                     |  |  |
| <b>SEA OVERVIEW</b>                         | Positive SEA impacts could be gained through solar gain and sustainable construction techniques   |   |  |    |   |  | <b>SEA SCORE: +</b> |  |  |

| CULTURAL HERITAGE   |   |   |                     |   |  |   |  |  |  |
|---|---|---|---------------------|---|--|---|--|--|--|
| Will the development of the site affect any of the following including their setting                                | L   |   | Listed Building     | N | Scheduled Monuments                                    | N | Comment: Arch - No historic environment issues identified for this site, as of July 2016. HBE - Nearest Listed Building is Kirkland House 150m away with some potential intervisibility across bowling green. No conservation area. Kirkcowan has elevations built of cut stone/squared or rubble whinstone with mouse's ladder snecking and many with granite window and corner dressings; whinstone with brick dressings; or painted stone. There are 1, 1½ or 2 storey buildings butting up against each other in the street with varying roof pitches; and skew stones are absent on many of the roofs. Dry stone walls are also commonly used. Using similar variety in parts of a new development would reinforce local character. |  |  |
|   |   |   | 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 |                     |   | SV   | 0 | 0  |  |  |
| <b>PLANNING OVERVIEW</b>  | There are 1, 1½ or 2 storey buildings butting up against each other in the street with varying roof pitches; and skew stones are absent on many of the roofs. Dry stone |   |                     |   |  |   |  |  |  |

| 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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|                     |  |  |  |  |  |  |                     |  |
|---------------------|--|--|--|--|--|--|---------------------|--|
|                     | walls are also commonly used. Using similar variety in parts of a new development would reinforce local character. |  |  |  |  |  |                     |  |
| <b>SEA OVERVIEW</b> | Provided the necessary mitigation measures are implemented there should be no SEA issues.                          |  |  |  |  |  | <b>SEA SCORE: 0</b> |  |

| LANDSCAPE   |   |           |   |      |  |         |    |   |  |                     |
|---|---|-----------|---|------|--|---------|----|---|--|---------------------|
| Is the site within or adjoining any of the following  |   | NSAs      |   | RSAs |  | 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         |   |      |  |         | SV | 0 |  | 0                   |
| Will development of the site be well integrated visually with the existing settlement   |   | N         |   |      | Site surrounds existing farm and other dwellings, linking settlement to burn. Drops towards river (then rises up to a track). Eastern boundary is based on existing field system with established large trees on the boundary. |         | C  | 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>  | There are no landscape concerns affecting this site |           |   |      |  |         |    |   |  |                     |
| <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  | Allocated in the Kirkcowan 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. |
| <b>OVERALL PLANNING COMMENT</b>  | This site is allocated for housing in the LDP. There are no physical constraints to prevent the development of this site and is considered to be well related to existing local services and facilities. It is proposed to retain this allocated site in LDP2.   |   |
| <b>OVERALL SEA COMMENT</b>   | Minor negative and positive SEA issues. Negative: loss of greenfield. 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. |   |