

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Mersehouse/Mersecroft			
Settlement: Kirkcudbright	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 268175, 551853		Existing LDP allocations/ designations: KBT.H1	
Site Size (ha): 4.73	Proposed use: Housing	HMA: Stewartry	Date completed: Oct/Nov 2016

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

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/x	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: no designation affecting the 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 on edge of settlement.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no 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	Green field site which is not part of the protected open space in the adopted LDP	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:							
		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	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright Secondary				
	Capacity:	68				193					
	Distance:	1-5				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 to local services and facilities. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote						SEA SCORE: +				

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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			active travel providing a positive SEA impact.					
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2 4.1	O	+/x		+/x
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	Site includes former brickworks. Investigation will be required in this area.		C	X	Investigation will be required in this area.	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 partial loss of some prime quality agricultural land							
SEA OVERVIEW	The loss of prime quality agricultural land would have a negative impact						SEA SCORE: +/x	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Wet area in south eastern corner next to nursing home		SV	X		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	Original site – Site appears in pluvial SEPA flood maps, Extended site – Site extends into medium likelihood Coastal SEPA flood maps, Site extends into medium likelihood fluvial SEPA flood maps. Culvert outfall within site boundary. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment, full topographical survey and Flood Risk Assessment required. 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	Y	Kirkcudbright WwTW has sufficient capacity. 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.		C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
supply			investment at the WTW. 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			their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	A Drainage Impact Assessment, full topographical survey and Flood Risk Assessment required to determine the developable area. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Housing and agricultural fields	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 of energy from the waste plant)		N		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 in agricultural use					
		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	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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		O	0		0		
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
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						
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: 0		

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 can facilitate 70 units. Access from the A755 may be possible, however the location of the access will be critical and the further north you go the greater the engineering difficulty. It is thought that the southern part of the site has poor ground conditions and drainage issues. There would appear to be potential to provide links to Merse Strand & Merse Road. The town speed restriction would require to be extended to incorporate and new town gateway formed. 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	An access can be achieved into the site									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Open flat site	SV	0		0		
Can the site make best use of solar gain		Y	Possibly due to open nature of 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	Open site with little protection	SV	X	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.								
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 Conservation Area N Inventory of Historic Battlefield N	Comment: Site of former brick and tile works. Evaluation and/or mitigation will be required.					

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 Y	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	Y	Possibly		SV	0	Recording of any features found in investigation	0
PLANNING OVERVIEW	The need to record any features found when developing the site may require a watching brief to be placed on any planning approval							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	Y N	Comment: Solway coast regional scenic area				
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				Raised beech / embankment runs north-south through middle of western part of the site – this should be used to form an effective, logical boundary. Development would enclose play area which is considered to be positive.	SV	X	The embankment should be used to form an effective, logical northern boundary to the site. The boundary could be reinforced with tree planting or a hedge or hedgerow trees.	0
Will development of the site be well integrated visually with the existing settlement		?				There is no visual definition or logical boundaries to the site. It is set within open agricultural land on edge of settlement.	SV	X	The embankment should be used to form an effective, logical northern boundary to the site. The boundary could be reinforced with tree planting or a hedge or hedgerow trees.	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	The northern boundary to the site should be reinforced with tree planting or a hedge or hedgerow trees.									
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site partially allocated in LDP
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	A large part of this site is allocated for housing in the adopted LDP. A portion of the area submitted through the call for sites will also be suitable for development although the extent will be determined by flood risk. The northern boundary of the site will need to be reinforced by landscaping. Some investigation work will need to be carried out in respect of the brick works that used to occupy the site.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and loss of a small amount of best quality agricultural land (3.2). However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect	

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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	should also enable positive benefit to be achieved from solar gain.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H2	Source of site suggestion: Current LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: East of Tongland Rd/Burnside Loaning			
Settlement: Kirkcudbright	Current use: Green field	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 268997, 551786			
Site Size (ha): 0.37	Proposed use: Housing	HMA: Stewartry	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	+	0	0	0	X	0	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
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: No designations affecting 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 on edge of settlement. site bounded by hedgerows		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0	
PLANNING OVERVIEW	No planning issues.							
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no 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	Green field site which is not part of the protected open space in the adopted LDP	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:							
		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	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright Secondary				
	Capacity:	68				193					
	Distance:	1-5				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 to local services and facilities. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote									SEA SCORE: +	

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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	active travel providing a positive SEA impact.							
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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
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No SEA issues							SEA SCORE: 0

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	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	A Drainage Impact Assessment, and depending on content a Flood Risk Assessment may also be required to determine the developable area. There is limited capacity							

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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SEA OVERVIEW		at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.					SEA SCORE: 0	
SEA OVERVIEW		Provided all the necessary mitigation measures are implemented there should be no SEA issues					SEA SCORE: 0	

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	Housing and road	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 of energy from the waste plant)		N		SV	0		0	
PLANNING OVERVIEW	There are no planning issues							
SEA OVERVIEW	There are no SEA issues					SEA SCORE: 0		

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	Greenfield site, there are no existing structures that could be reused	SV	0		0		
Does the site have existing and potential mineral extraction		N		O	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0		
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	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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constraints that impact on the development of the site			Comment											
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
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			If a single access is constructed to serve this site it should be located to achieve 30 metre spacing with Burnside Loaning and Millflats, alternatively individual frontage accesses could be formed. The site access will be taken from A711 St Mary's Street & the site is to facilitate 8 units. 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	An access can be achieved													

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			East facing				SV	?			?		
Can the site make best use of solar gain		?	Possibly				SV	X	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			0	
Is the site protected from prevailing winds		Y	The site could be protected by surrounding development				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques											SEA SCORE: 0	

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment						
			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	
PLANNING OVERVIEW	No planning issues												

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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SEA OVERVIEW	No SEA issues	SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment	Solway Coast Regional Scenic Area		
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y					SV	0	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues							SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LAP
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	This site is an allocated housing site in the adopted LDP. Development of the site would need to be carefully designed given its location on one of the main approaches into the town.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H3	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Parkhouse			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 268160, 550338			
Site Size (ha): 5.08	Proposed use: Housing	HMA: Stewartry	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	+	0	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: No designations affecting the 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 on edge of settlement and development close to existing trees on the boundary of the proposed site.	SV	X	Retaining woodland in line with Policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+	
PLANNING OVERVIEW	Retention of the trees should minimise any impact on habitat fragmentation							
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: +	

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	Green field site which is not part of the protected open space in the adopted LDP	SV	0		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 151 St Marys isle runs along western boundary							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright Secondary					
	Capacity:	68				193					
	Distance:	1-5				0-1					
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 to local services and facilities. Residential development will help to support services and facilities in the area.										

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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SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.						SEA SCORE: +
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		?	Soil classification (The James Hutton Institute)	4.1 Small pocket on western side 3.2	O	X	Small pocket of prime quality land could be excluded from development	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	
PLANNING OVERVIEW	Development of the site could result in the partial loss of some prime quality agricultural land								
SEA OVERVIEW	Mitigation being proposed would minimise impact						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y			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	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. Site is in close proximity of the medium likelihood coastal SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.		C	X	Drainage Impact Assessment, full topographical survey and site layout required. Depending on content, Flood Risk Assessment may also be required. 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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. 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.	C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. 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.	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW	A Drainage Impact Assessment, full topographical survey and Flood Risk Assessment required to determine the developable area. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Housing and open fields	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 of energy from the waste plant)		N		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					
		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		N	Greenfield site, there are no existing structures that could	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
demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources			be reused.					
Does the site have existing and potential mineral extraction		N		O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a					0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
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					
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 is served by the A711. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. It would be desirable for there to be connectivity between this site and KBT.H205. 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	An access can be achieved into the site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Open flat site	SV	0		0	
Can the site make best use of solar gain		Y	Possibly due to open nature at 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	Open site with little protection	SV	X	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.							

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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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques						SEA SCORE: +
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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: Site is within non inventory designed landscape at St Marys Isle. There is a named well in south eastern corner		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	Y			
		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	X	The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.	+/-	
PLANNING OVERVIEW	The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.							
SEA OVERVIEW	The layout and design of development on this site can help to minimise any SEA impact						SEA SCORE: +/-	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSA's	Y	Comment: Solway Coast Regional Scenic Area		
		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		SV	C	X	Retain all trees on the access lane and site boundaries. Ensure connectivity with wider landscape (visual and physical) by bringing green corridor into site.	0
Will development of the site be well integrated visually with the existing settlement		Y		SV	C	X	Retain all trees on the site boundaries.	0
Are there any locally attractive views that will be impacted by development of the site		N		SV		0		0
PLANNING OVERVIEW	The tree lined avenue to St Mary's Isle should be retained. The existing trees on the site boundary should be retained to minimise the impact the development may have on the landscape							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in adopted LDP
Have all landowners been identified and have they agreed to disposal/development of the site	Y	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any 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	This site is an allocated housing site in the adopted LDP. The design and layout of the development will need to respect the sites location on one of the main approaches into the town and any potential impact on St Marys Isle non-inventory designed landscape.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the 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. Development of the site will have positive and negative impact on the non-inventory designed landscape of St Mary's Isle.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H201	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to west of A711, opposite Arden House Hotel			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	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	0	0	x	+	0	+/x

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 known designations affecting 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 and development close to existing trees on the boundary of the proposed site.		SV	X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+		
PLANNING OVERVIEW	The existing trees on the site boundary should be retained as far as possible								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: +		

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	Greenfield site		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:							
		Right of Way	N								
		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	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 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:	Kirkcudbright primary				Kirkcudbright secondary					
	Capacity:	68				193					
	Distance:	1-5				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 reasonably close to local services. Residential development will help to support services and facilities in the area.										

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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SEA OVERVIEW	The site is reasonably well located in relation to local services, 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		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	?	White land		C	?		?
PLANNING OVERVIEW	There are no planning issues							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A watercourse lies adjacent to the site.		SV	X		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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Council and SEPA hold flood records in connection to the site. Within the Flood Warning Target Area for Kirkcudbright Bay. A culvert is located within the boundary of the site. Applicant should confirm surface water outfall intentions and future maintenance.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone		C	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to carry out a Flood Risk Assessment. There is limited capacity at the water treatment works and the site is outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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			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 of energy from the waste plant)				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: Greenfield					
		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	Greenfield site, there are no existing structures that could be reused.		SV	X		X	
Does the site have existing and potential mineral extraction		N			O	0		0	
Is the site in the vicinity of a waste management site and could, therefore,	PHH	N			O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
compromise the waste handling operation									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no known servicing constraints						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD N Carlisle Airport N Coal Authority N HSE N						
PLANNING OVERVIEW	Development would result in the loss of greenfield land								
SEA OVERVIEW	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 is served by the A711 and should facilitate 5 housing units. The A711 is currently unrestricted along the site frontage. Development of this site will require that the existing restrictions will either be extended or a transitional speed limit introduced. A footway link to site H203 with a crossing to allow for linkage to footway into the town should be considered. 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	An access can be obtained for this site.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Flat, open site		SV	0		0		
Can the site make best use of solar gain		Y		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		SV	X	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.								
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 Y Scheduled Monuments N Conservation Area N Inventory of Historic Battlefield N				Comment: Ellenbank south east of site is Category B Listed. Individual designed dwellings in large, well landscaped plots would maintain local character.		

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	X	Development and layout of the site should respect the character of the nearby listed building	0
PLANNING OVERVIEW	Development and layout of the site should respect the character of the nearby listed building							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	Y N	Comment: Solway Coast Regional Scenic Area		
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		Tree avenue to the south of the site is a distinctive landscape feature on approach to the settlement within open countryside. Field boundary and tree line to north defines potential extent of development.	C	X	The field boundaries and trees to the north would need to be retained and enhanced. Development would need to be set back from the road.	+/-x
Will development of the site be well integrated visually with the existing settlement		?		Possibly, although it is a highly visible site on approach to settlement.	C	X	The field boundaries and trees to the north would need to be retained and enhanced. Development would need to be set back from the road.	+/-x
Are there any locally attractive views that will be impacted by development of the site		Y			C	X		+/-x
PLANNING OVERVIEW	This is a highly visible site on the approach to the settlement							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: +/-x	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?	
OVERALL PLANNING COMMENT	This is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the landscape. There are other effective and more suitable sites in the settlement that are being promoted for development.	
OVERALL SEA COMMENT	Minor positive and negative SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H202	Source of site suggestion: Current LDP allocations and call for sites submission	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Kirkcudbright Creamery			
Settlement: Kirkcudbright	Current use: Brownfield site	Existing LDP allocations/ designations: KBT.H4 and established business and industry site	
OS Grid Reference (Easting, Northing): 268346, 551392			
Site Size (ha): 1.47	Proposed use: Mixed use – housing and small scale workshop units	HMA: Stewartry	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	+	0	0	0	+	+	0	0

Scoring Guidance

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

Legends

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No known designations affecting 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	N	Brownfield site		SV	0		0	
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No 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	Brownfield site			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:								
		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	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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		Kirkcudbright Primary					Secondary				
	School name:	Kirkcudbright Primary					Kirkcudbright Secondary					
	Capacity:	68					193					
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 to local services and facilities. Residential development will help to support services and facilities in the area. New businesses will also help to provide additional employment opportunities in area											
SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.						SEA SCORE: +					

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)		?	Development of the site may result in coastal erosion as site is close to River Dee		SV	?	Keep development back from the river's edge	0	
Are there any contaminated soils issues on the site		Y	The site is part of the former creamery.		C	X	Site investigation and any necessary remediation will be required before development.	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 could result in coastal erosion but keeping development back from the river's edge should reduce likelihood. There may be some contamination from the sites former use as a creamery but site investigation and remediation will be required before development								
SEA OVERVIEW	Mitigation being proposed would minimise impact						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L				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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. A culvert is located within the boundary of the site. Within the Flood Warning Target Area for Kirkcudbright Bay.		C	X	Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. There is a combined sewer through south of site Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.		C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	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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PLANNING OVERVIEW	A Flood Risk Assessment required to determine the developable area. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Housing	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 of energy from the waste plant)		N		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	Y	Comment Former creamery site					
		Greenfield							
Is the site vacant or derelict		Y	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	Development of the site would bring a brownfield site back into use	SV	+		+		
Does the site have existing and potential mineral extraction		N		O	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a		O	0		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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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		
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
PLANNING OVERVIEW	The development of this site would have positive planning benefits										
SEA OVERVIEW	The development of a brownfield site would have positive SEA benefits								SEA SCORE: +		

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 is served by the A755. It would be desirable to investigate potential links to neighbouring development. 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	An access can be achieved into the site									

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	Possibly due to flat nature of 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	Open site with little protection		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	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	Y	Scheduled Monuments	N	Comment: Southern tip of site is adjacent to Category B Listed Kirkcudbright Bridge [1926 concrete] Site across river from boundary of Kirkcudbright Conservation Area. Previous buildings were large footprint with spaces in between in the view from the harbour part of the conservation area where there are also a number of Listed Buildings.				
		Conservation Area	?	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	L	N		SV C	+/x	Development should be carefully conceived to maintain the historic interest and tourism benefits of Kirkcudbright	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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to the historic environment						by respecting the wider setting and views to and from the CA.			
PLANNING OVERVIEW	The layout and design of the development will need to give careful consideration to the surrounding cultural heritage								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Solway Coast Regional Scenic Area			
		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		?	Former industrial site in sensitive location; development could impact on setting of historic town.			SV	X	0	
Are there any locally attractive views that will be impacted by development of the site		?	Possibly although development could impact on setting of historic town			SV	X	0	
PLANNING OVERVIEW	The layout and design of the development will need to give careful consideration to its landscape setting and views of the site from the other side of the river. There are mitigation measures that will need to be part of any development proposal so that any impact is minimised.								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is partially allocated for housing development, the other part of the site is an established area of business and industry in the adopted LDP
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	This site was promoted through the call for sites as a housing site. However, given the shortage of employment land in Kirkcudbright it is proposed to allocate the site for a mixed use development which would comprise housing and small scale workshops. The site is in a prominent location of the edge of the River Dee and is prominent from the other river bank. Development proposals will need to give careful consideration to the layout and include landscaping.	
OVERALL SEA COMMENT	Positive SEA issues. The site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport and development would also improve access to employment opportunities. The sites aspect should also enable positive benefit to be achieved from solar gain and redevelopment of a brownfield site.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H203	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to west of A711, north of Janefield Nurseries			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: N/a	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	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	0	0	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	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: No known designations			
Are there any known invasive species within the site	N			O	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 on edge of settlement and development close to existing trees on the boundary of the proposed site.		SV	x	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+	
PLANNING OVERVIEW	Development of this greenfield site would result in potential disruption to habitat connectivity. Where appropriate, measures to enhance biodiversity should be implemented.							
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: +	

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	Greenfield site		SV	0			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:							
			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	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright				
			Capacity:	68				193				
			Distance:	1-5				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 within reasonably close proximity to local services. Residential development will help to support services and facilities in the area.											

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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SEA OVERVIEW	The site is reasonably well located in relation to local services, 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		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	?	White land		C	?		?
PLANNING OVERVIEW	There are no planning issues.							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

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	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. The Council and SEPA hold flood records in connection to the site. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A watercourse is also adjacent to the site. Applicant should confirm surface water outfall intentions and future maintenance.		C	x	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone		C	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the	PHH		Early engagement with Scottish Water is recommended		C	?	As Scottish Water are funded for Growth they can	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply			to discuss build out rates and to establish any potential investment at the WTW			instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There should be no development within the floodplain and the landowner/developer will need to carry out a Flood Risk Assessment. There is limited capacity at the water treatment works and the site is outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Mostly fields and a plant nursery.	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 of energy from the waste plant)		N		SV	0		0		
PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Greenfield					
		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	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0	
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
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					
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield site.							
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 is served by the A711 and will allow for 4 housing units. The A711 is currently unrestricted along the site frontage. Development of this site will require that the existing restrictions will either be extended or a transitional speed limit introduced. A footway link to site H201 with a crossing to allow for linkage to footway into the town should be considered. 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	An access can be achieved for this site								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Open flat site							
Can the site make best use of solar gain		Y	Possibly due to size of the site.				+	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	Fields surrounding site offer no protection.				X	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.								
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:		
		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	0		0
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Site is located within Solway Coast regional scenic area.		
		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	Line of conifers to south is a prominent, though uncharacteristic landscape feature.			?	Retain and enhance existing field boundaries and trees to north. Reinforce boundary of development to west with hedge and tree planting. Development should address but be set back from road.	+/-x
Will development of the site be well integrated visually with the existing settlement		?	Possibly, although a prominent site on approach to settlement in open countryside.		C	0	Retain and enhance existing field boundaries and trees to north. Reinforce boundary of development to west with hedge and tree planting. Development should address but be set back from road.	+/-x
Are there any locally attractive views that will be impacted by development of the site		Y						+/-x
PLANNING OVERVIEW	This is a highly visible site on a prominent position on approach to the settlement.							
SEA OVERVIEW	Provided landscape concerns are mitigated there are no SEA issues.						SEA SCORE: +/-x	

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?							
OVERALL PLANNING COMMENT	This is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the landscape. There are other effective and more suitable sites in the settlement that are being promoted for development.							
OVERALL SEA COMMENT	Minor positive and negative SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H204	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land to east of A711, opposite Arden House Hotel			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	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	+	0	0	0	X	+	0	x

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: No known designations									
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 on edge of settlement.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no 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	Greenfield site but does not form part of the protected open space shown in the LDP	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:							
		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	Community/village hall	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 0-1	Local shops (convenience)	Y 1-5	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright Academy				
		Capacity:	68				193				
		Distance:	1-5				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 to local services and facilities. 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, and development would also support local facilities and services.						SEA SCORE: +				

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)	5.1	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		?	No known previous use. Site boundary to east is adjacent to railway. Garden ground adjacent to railway may require soil sampling to make sure it is suitable for use.		C	+/-	Garden ground adjacent to railway may require soil sampling to make sure it is suitable for use.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			C	0		0	
PLANNING OVERVIEW	Development of the site will not result in loss of the best quality agricultural land. However, due to its proximity to a railway line, soil sampling will be required before any development should commence.								
SEA OVERVIEW	Provided any remediation works, if necessary, are complete before development there are no SEA impacts.						SEA SCORE: 0		

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	A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. 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		Kirkcudbright WwTW has sufficient capacity. This site is outwith waste water zone		C	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	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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PLANNING OVERVIEW	There is limited capacity at the water treatment works and the site is out with the waste water zone. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Fields and a hotel surround the site	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 of energy from the waste plant)		N		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: Greenfield site					
		Greenfield	Y						
Is the site vacant or derelict			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	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0	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		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
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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Comment: There are no known 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
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield site.										
SEA OVERVIEW	The loss of a greenfield site 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 is served by the A711 and will allow for 20 housing units. The A711 is currently unrestricted along the site frontage. Development of this site will require that the existing restrictions will either be extended or a transitional speed limit introduced. 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	An access can be achieved for this site									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat, open site								
Can the site make best use of solar gain		Y				+	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	Exposure due to open nature of site				X	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.									
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:				
		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	Dwellings in large plots would maintain local character and setting of adjacent buildings		SV	0			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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PLANNING OVERVIEW	No planning issues								
SEA OVERVIEW	No SEA issues							SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Solway Coast Regional Scenic Area		
			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					C	X	X
Will development of the site be well integrated visually with the existing settlement		N	Development is not acceptable on landscape grounds. Site is part of transitional landscape which defines the approach to the settlement. Elements of open and controlled parkland landscape create a subtle change from agricultural built form and gardens.				C	X	X
Are there any locally attractive views that will be impacted by development of the site		Y					C	X	X
PLANNING OVERVIEW	Development of this site would have a significant adverse impact on the landscape approach to the settlement								
SEA OVERVIEW	Development of this site would have a negative impact on this SEA issue							SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?	
OVERALL PLANNING COMMENT	This is a highly visible site on one of the main approaches into the settlement. Development of the site could have a negative impact on the landscape. There are other effective and more suitable sites in the settlement that are being promoted for development.	
OVERALL SEA COMMENT	Minor positive and negative SEA issues, including loss of greenfield land and impact on the landscape. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect could enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H205	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Long Acre			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing): 267979, 550294			
Site Size (ha): 6.56	Proposed use: Housing	HMA: Stewartry	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	+	+	X	0	0	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	XX

Legends

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No designations affecting the 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	Open field surrounded by trees	SV	X	Retaining woodland in line with Policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+	
PLANNING OVERVIEW	Retention of the trees should minimise any impact on habitat fragmentation							
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: +	

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	Open field not part at open space function	SV	0		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: Core path 151 St Marys isle runs along eastern boundary							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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:	Kirkcudbright Primary	Kirkcudbright Secondary								
	Capacity:	68	193								
	Distance:	0-1	0-1								
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 to local services and facilities. Residential development will help to support services and facilities in the area.										

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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SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.						SEA SCORE: +
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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)		?	Possible as site adjacent River Dee but development not right to edge		SV	?	Keep development back from rivers edge	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 could result in coastal erosion but keeping development back from the river's edge should reduce likelihood							
SEA OVERVIEW	Mitigation being proposed would minimise impact						SEA SCORE: 0	

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	Coastal - adjacent to 1 in 200 flood outline. Site appears in pluvial SEPA flood maps. Adjacent to the Flood Warning Target Area for Kirkcudbright Bay. A minor watercourse with potentially culverted sections flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water.		C	X	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. 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	Y	Kirkcudbright WwTW has sufficient capacity. Please note there is a Combined sewer through top of site just within boundary.		C	0	Early engagement via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			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.						
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	<p>Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW.</p> <p>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.</p>	C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement via the Pre-Development Enquiry process is strongly recommended.	0		
PLANNING OVERVIEW	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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	Housing and fields	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 of energy from the waste plant)		N		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					
		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			Greenfield site, there are no existing structures that could be reused.	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
development re-use an existing structure or recycle or recover on-site materials/resources								
Does the site have existing and potential mineral extraction		N		O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
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					
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			Access to the site should be taken from the Great Cross Road. Consideration should be given for a looped layout in the site linking the Great Cross Road & Hornel Road. A masterplan should be submitted showing appropriate access and road layout as well as pedestrian connectivity to the town. It would be desirable for there to be connectivity between this site and KBT.H3 that offers the potential of a link from the A711. 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	An access can be achieved into the site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Open flat site			0		0	
Can the site make best use of solar gain		Y	Possibly due to open nature at 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	Open site with little protection	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							

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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SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques					SEA SCORE: +
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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: Site is within St Marys Isle Non-Inventory Designed Landscape. Tree-lined approach to St Mary's Isle is a historic landscape feature and should be retained. Sensitive design will be necessary to mitigate against adverse setting effects.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	Y			
		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	X	The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.	+/-	
PLANNING OVERVIEW	The layout and design of any development will need to take the non inventory designed landscape at St Marys Isle into account.							
SEA OVERVIEW	The layout and design of development on this site can help to minimise any SEA impact					SEA SCORE: +/-		

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Solway Coast Regional Scenic Area		
		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		SV	X	Retain woodland park / strip along coast and trees adjacent to access lane. Maintain green nature of site with tree planting.	0	
Will development of the site be well integrated visually with the existing settlement		Y	Setting and views from across estuary are important. Development would detract from seclusion and physical separation of Horse isle.	SV	X	Retain woodland park / strip along coast and trees adjacent to access lane.	0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	The trees and parkland strip adjacent to the coast should be retained along with the trees that are adjacent to the access lane. Landscaping will need to be an integral part of developing the site.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues					SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is outside but immediately adjacent to the settlement boundary.						
Have all landowners been identified and have they agreed to disposal/development of the site	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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Are there any known restrictive covenants or ransom strips	?	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT	This site is considered to have potential for future development which is why it is being considered in the Main Issues Report as a housing site for the longer term development of Kirkcudbright. A masterplan would need to be prepared for the site and would need to give consideration to the development of the joining site KBT.H3.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The site's aspect should also enable positive benefit to be achieved from solar gain. Retaining some of the existing woodland and creating greenways and wildlife corridors along transport corridors, footpaths and cycle ways could encourage the movement of species. Development of the site will also have positive and negative impact on the non-inventory designed landscape of St Mary's Isle.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H206	Source of site suggestion: Call for sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land east of Silvercraigs			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	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						

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		Y	Comments: Directly adjacent to ancient woodland. Impact assessment may be required.				
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	Development of the site would result in habitat fragmentation due to the loss of a greenfield site on edge of settlement and its position located between Silvercraigs and Barrhill Wood.			X	Retaining woodland in line with policy OP1d and NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. An impact assessment may be required.	+	
PLANNING OVERVIEW	Development would need to ensure that it did not have an adverse impact on the adjacent ancient woodland.							
SEA OVERVIEW	Provided the adjacent ancient woodland is protected and that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no SEA issues.						SEA SCORE: +	

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	Greenfield site but not part of the protected open space shown in the LDP		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: Adjacent to National Cycle Network							
		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	Y	Sports facilities	Y	Hospitalities	Y	Local shops (convenience)	Y	Bus stop	Y
			0-1		0-1		0-1		0-1		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:	Kirkcudbright Primary				Kirkcudbright Academy					
	Capacity:	68				193					
	Distance:	0-1				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		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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PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.								
SEA OVERVIEW	The site is well located in relation to local services, and development would also support local facilities and services and encourage active travel therefore is a positive SEA impact.						SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.2	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			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			C	0		0	
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	No SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			C	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		A minor watercourse flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with Flood Prevention Authority and Scottish Water.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. 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				0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	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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supply			investment at the WTW			their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.		
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A Drainage Impact Assessment is required.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:	

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	Woodlands and fields surround the site	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 of energy from the waste plant)				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: greenfield site at present					
		Greenfield	Y						
Is the site vacant or derelict			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	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH		CHECK	O	0			0	
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (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 known servicing constraints in relation to the site.		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS MoD Carlisle Airport Coal Authority HSE					
PLANNING OVERVIEW	Development of the site would result in the loss of a greenfield site							
SEA OVERVIEW	The loss of greenfield is 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			Silvercraigs road is restricted in width, geometry and forward visibility with a restricted junction onto the B727. There is limited scope to form an adoptable access onto the B727 due to restricted visibility and geometry. Given the above I would not be able to recommend in favour of the inclusion of this site.						
PLANNING OVERVIEW	Limited scope to achieve suitable access								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Open site	SV	0		0	
Can the site make best use of solar gain		?	Possibly	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	There are trees surrounding the site which may provide some protection	SV	0	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.							
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 overlooks a Conservation Area so there is a possible setting issue. Category B Listed St Cuthbert's Churchyard and boundary approximately 150m to north-east.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	Consideration of development layout and design will be needed so not to take away from the adjacent Conservation Area setting.								
SEA OVERVIEW	Provided appropriate screening of development from Conservation Area, there are no SEA impacts.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N		RSA's	Y	Comment: Solway Coast Regional Scenic Area	
			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	Site and surrounding Barhill Wood are an important amenity. Backdrop of woodland above site helps set the settlement into the landscape.			C	X		X
Will development of the site be well integrated visually with the existing settlement		N	Site feels remote and is separated from the settlement by Silver Craigs (crag and woodland). Southern part of site enclosed / screened whereas northern end is exposed.			C	X	Southern part of site could be developed	0
Are there any locally attractive views that will be impacted by development of the site		Y	Pleasant views of Kirkcudbright from the eastern approach to the settlement			C	X		X
PLANNING OVERVIEW	Development of this site is likely to have a detrimental impact on the landscape setting of the settlement.								
SEA OVERVIEW	Development of this site will have a negative impact on the landscape						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Adjacent to the 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	?								
OVERALL PLANNING COMMENT	Although it may be possible to develop the southern part of the site to minimise the impact on the landscape, there is an issue in gaining road access into the site which makes it ineffective.								
OVERALL SEA COMMENT	Though the development would not result in the loss of prime agricultural land the site is of interest due to its attractive wild nature, the loss of which would be a negative SEA impact.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.H207	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land east of Cannee Field			
Settlement: Kirkcudbright	Current use: Greenfield	Existing LDP allocations/ designations: None	
OS Grid Reference (Easting, Northing):			
Site Size (ha):	Proposed use: Housing	HMA: Stewartry	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	+	0	0	0	x	+	0	+/x

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: No known designations				
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 on edge of settlement.		SV	x	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	No planning issues.								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no 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	Greenfield site		SV	0		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	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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		Kirkcudbright Primary				Secondary				
	School name:	Kirkcudbright Primary				Kirkcudbright Academy					
	Capacity:	68				193					
	Distance:	0-1				0-1					
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 to local services and facilities. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote							SEA SCORE: +			

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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active travel providing a positive SEA impact.	
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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)	5.2	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			C	0		0
PLANNING OVERVIEW	There are no planning issues							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y			SV	x		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	A minor watercourse flows along the site boundary which could represent a potential flood risk. Site appears in pluvial SEPA flood maps.		C	x	Drainage Impact Assessment, full topographical survey and site layout required. Depending on content, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Kirkcudbright WwTW has sufficient capacity.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 90mm MDPE water main running along south of site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
PLANNING OVERVIEW	There is limited capacity at the water treatment works. The developer will need to discuss build out rates further with Scottish Water. A Drainage Impact Assessment will be required							

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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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 and open fields	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 of energy from the waste plant)		N		SV	0		0	
PLANNING OVERVIEW	No planning issues							
SEA OVERVIEW	No SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: 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	Greenfield site, there are no existing structures that could be reused.	SV	X			X	
Does the site have existing and potential mineral extraction		N		O	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no known servicing constraints in relation to the site.								

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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of 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	
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
SEA OVERVIEW	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			Access to the site can be taken through site H208 where a potential spur has already been provided. 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	An access can be achieved for this site											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Open site										
Can the site make best use of solar gain		Y						+	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	Surrounded by housing						+	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.												
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: Just over 200m from Category B Listed Cannee Farm Steading to east of site.						
		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
PLANNING OVERVIEW	No planning issues											

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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SEA OVERVIEW	No SEA issues	SEA SCORE: 0
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: The site is located within Solway Coast Regional Scenic Area.		
			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	Development of the site will see a sudden change from open fields to development.			C	x	There should be no development adjacent to the lane and screening adjacent to Cannee Lane should be provided	+/x
Will development of the site be well integrated visually with the existing settlement		?	The site is positioned in a key approach to town. Development of the site will see a sudden change from open fields to development. Potential detrimental impact of rows of housing parallel to road / slope.			C	x	Restrict development to below ridgeline. There should be no development adjacent to the lane and screening adjacent to Cannee Lane should be increased to 10-20m belt plot with large trees. Maybe also provide screening from Cannee House with hedge.	+/x
Are there any locally attractive views that will be impacted by development of the site		N				C	0		0
PLANNING OVERVIEW	This is a highly visible site on the approach to the settlement								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.							SEA SCORE: +/x	

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is immediately adjacent to 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	?								
OVERALL PLANNING COMMENT	The site adjacent to this site (Cannee Field) is in the process of being developed on a plot by plot basis. Development of the site would result in development "creeping" further up the hill on one of the key approaches to the town which would have a negative impact on the landscape. There are other sites that are being proposed for development that would have less of an impact on the landscape and one of the main approaches into the town.								
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and potential landscape impact. However, within reasonable distance of existing services which could encourage active travel and reduction in carbon emissions from transport.								

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: KBT.B&I201	Source of site suggestion: Site investigation work	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land south of A755			
Settlement: Kirkcudbright	Current use: Greenfield site	Existing LDP allocations/ designations: N/A	
OS Grid Reference (Easting, Northing): 267794, 551963			
Site Size (ha): 3.21	Proposed use: Business and Industry	HMA: Stewartry	Date completed: Oct/Nov 2016

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

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

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones		
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the 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 on edge of settlement. There is a belt of conifers on the southern boundary.	SV	X	Any proposals should be assessed against Policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0		
PLANNING OVERVIEW	The conifers that currently exist on site should be retained as far as possible								
SEA OVERVIEW	Provided that measures are taken to enhance biodiversity and reduce habitat fragmentation there are no 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				
		Distance (km)	0-1	Comment:							
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								
		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	Y 1-5	Sports facilities	Y 1-5	Hospitalities	Y 1-5	Local shops (convenience)	Y 1-5	Bus stop	Y 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:	Kirkcudbright Primary				Kirkcudbright Secondary					
	Capacity:	68				193					
	Distance:	1-5				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 to local services and facilities. Residential development will help to support services and facilities in the area. New businesses will also help to provide additional employment opportunities in area										

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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SEA OVERVIEW	The site is well located in relation to local services. Development would also support local facilities and services and promote active travel providing a positive SEA impact.						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	No known previous use.		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
PLANNING OVERVIEW	Development of the site would result in the loss of best quality agricultural land							
SEA OVERVIEW	The loss of best quality agricultural land would have 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	Small watercourse/drain flows adjacent to the allocation and potential flood risk from this source should be taken cognisance of. Possible culvert located within site boundary.		C	X	Culvert investigation required. Depending on content, Drainage Impact Assessment and Flood Risk Assessment may be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			N	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Kirkcudbright WwTW has sufficient capacity. Site is outwith waste water zone		C	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. 4"water main running along south part of site.		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
PLANNING OVERVIEW	A culvert investigation is required. There is limited capacity at the water treatment works. The site is also outwith the waste water zone. The developer will need to discuss build out rates further with Scottish Water.							

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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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	Housing and green fields	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 of energy from the waste plant)		N	Restrictions would be placed on the types of businesses that could occupy the proposed units given their close proximity to housing	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: 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		SV	X		X		
Does the site have existing and potential mineral extraction		N		O	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a			0		0		
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
		Comment							

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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of 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
PLANNING OVERVIEW	Development would result in the loss of greenfield land												
SEA OVERVIEW	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 should take access from the A755. It would be advised that the access is to the west of the site to ensure appropriate visibility (4.5x 215m) is achievable. Given the horizontal alignment of the road this may restrict access options, as such any proposed access may require extensive engineering works to achieve. It should be noted that there is a weight restriction on "Kirkcudbright Bridge" (17T) which has the potential to restrict the access and egress routes to this site, depending on the vehicle loadings. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	An access can be achieved into the site												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Relatively flat site										
Can the site make best use of solar gain		?	Possibly, mature tree on southern boundary				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	Trees on southern boundary may give some protection				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.												
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						
			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	
PLANNING OVERVIEW	No planning issues												

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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SEA OVERVIEW	No SEA issues						SEA SCORE: 0
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LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment	Solway Coast RSA		
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0		0
Will development of the site be well integrated visually with the existing settlement		?	Not suitable. Greenfield site remote from main settlement but backs onto dwellings at the Stoop (two partially screened by conifer plantation; others not). Highly visible from the A755 and partial views from across the estuary.			SV	X			X
Are there any locally attractive views that will be impacted by development of the site		?	Highly visible from the A755 and partial views from across the estuary.			SV	X			X
PLANNING OVERVIEW	This is a greenfield site, remote from the main settlement. Development of the site would be highly visible from the A755 and partial views from across the estuary.									
SEA OVERVIEW	Development of this site would have a negative SEA impact on landscape						SEA SCORE: X			

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP		N								
Have all landowners been identified and have they agreed to disposal/development of the site		N								
Are there any known restrictive covenants or ransom strips		N								
Can the site be delivered within the LDP timeframe		?								
OVERALL PLANNING COMMENT	There are no allocated business and industry site in Kirkcudbright and the established industrial estate at Dee Walk has no vacant sites. Although this site may be slightly remote from the main town, back onto houses and there are concerns about heavy vehicles using the bridge. Restrictions would be placed on the types of business that could occupy the units.									
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land, best quality agricultural land (3.2) and impact on the landscape. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Development would also improve access to employment opportunities. The sites aspect should also enable positive benefit to be achieved from solar gain.									