

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LHM.H1	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Holmwood Crescent			
<b>Settlement:</b> Langholm	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> Housing	
<b>OS Grid Reference (Easting, Northing):</b> 335584, 585083			
<b>Site Size (ha):</b> 0.66	<b>Proposed use:</b> Housing	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required ( only if answer is Yes)</u>
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	N
	Ancient/semi-natural woodland		Y	Gallowside Wood adjoining				
Comments: There is no woodland within the site, but site bounded by ancient woodland inventory site at Gallowside Wood.								
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	Trees and hedgerows on boundary		SV	X	Existing hedgerows and trees should be retained.		0
<b>PLANNING OVERVIEW</b>	Site bounded by Ancient Woodland Inventory site at Gallowside Wood. Existing hedgerows and trees should be retained.							
<b>SEA OVERVIEW</b>	There are no designations affecting this site but Ancient woodland adjoining						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0.1	Gallowside Wood							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		Comment:							
		Core path									
		Cycle path	0								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities	0.5	Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:		Langholm				Langholm				
	Capacity:		39				158				
	Distance:		0.2				0.2				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	Within reasonable walking distance of existing facilities and schools. Could encourage active travel										
<b>SEA OVERVIEW</b>	Within reasonable walking distance of existing facilities and schools. Could encourage active travel						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Sloping site rising up from B709.		SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	No impact on soils							
<b>SEA OVERVIEW</b>	No impact on soils						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV			
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	History of severe pluvial flooding events in the area surrounding the site.		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						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Langholm Waste Water Treatment Works has sufficient capacity for the development. Waste Network – no comments		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk WTW has sufficient capacity for development. Water Network – no comments		C	0		0
<b>PLANNING OVERVIEW</b>	Waste Water Treatment Works and Water Treatment Works has sufficient capacity for development. Drainage Impact Assessment required. Depending on content. Flood Risk Assessment may also be required							
<b>SEA OVERVIEW</b>	Potential flood risk highlighted. Drainage Impact Assessment required. Depending on content. Flood Risk Assessment may also be required						<b>SEA SCORE: 0</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH		Housing, woodland and agricultural land	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or emission from the waste plant)		N		SV			0	
<b>PLANNING OVERVIEW</b>	No impact on air quality							
<b>SEA OVERVIEW</b>	Unlikely to decrease air quality						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment: Agricultural land currently in grazing							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N							
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	There are no existing structures to reuse on the site.		0					0	
Does the site have existing and potential mineral extraction		N			0					0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N	No		0					0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: There are no servicing constraints in relation to the site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Greenfield but could benefit from proximity to existing infrastructure								
<b>SEA OVERVIEW</b>	Greenfield but could benefit from proximity to existing infrastructure						<b>SEA SCORE: X</b>		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site (5 units) is a sloping site, rising up from the B709. There would be significant engineering difficulties in creating an access to the site and it would be appropriate that the Roads Authority be consulted regarding access. Pedestrian access is limited along the B709, to provide a footway adjacent to the B709 would require third party land. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards						
<b>PLANNING OVERVIEW</b>	Appropriate road access can be achieved subject to the conditions specified. There would be significant engineering difficulties in creating an access to the site and it would be appropriate that the Roads Authority be consulted regarding access. Pedestrian access is limited along the B709, to provide a footway adjacent to the B709 would require third party land.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Steeply sloping, north east aspect			SV				
Can the site make best use of solar gain		N	Limited scope due to aspect		SV	-	Layout and design would need to ensure maximum solar gain	+	
Is the site protected from prevailing winds		Y	Sheltered site due to aspect		SV	0		0	
<b>PLANNING OVERVIEW</b>	Houses should not located on upper slopes of the site								
<b>SEA OVERVIEW</b>	Layout and design would need to ensure maximum solar gain						<b>SEA SCORE: 0</b>		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	No archaeology issues identified for this site as of July 2016.  Comment Outside conservation area boundary. One Category A Listed early 19 <sup>th</sup> century bridge over Esk approx. 85m from site edge – cast iron footbridge known as Duchess Bridge leading to Langholm Lodge Non-Inventory Landscape. Site is significantly higher than the main part of the designed landscape but screened from it and bridge by sandstone wall and trees along road. New Langholm was a planned part of Langholm beginning in the late 18 <sup>th</sup> century, extended in 19 <sup>th</sup> and has a distinctive pattern which is not continued in the Holmwood housing areas. Although allocated for 5 dwellings could these be in a single footprint building with a communal landscaped area, to create an end stop and preserve openness 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	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Proximity to Non Inventory Designed Landscape & Conservation Area		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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<b>PLANNING OVERVIEW</b>	No known cultural heritage issues identified. Proximity to Langholm Non Inventory Designed Landscape & Conservation Area. Although site allocated for 5 dwellings there is scope to consider a single footprint building with a communal landscaped area, to create an end stop and preserve openness of site.								
<b>SEA OVERVIEW</b>	No known cultural heritage issues identified						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment - Within Langholm Hills RSA				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level				Well defined site on sloping ground, forms a logical extension of existing access roads off Holmwood Drive. RSA designated.				Protect trees around boundary and layout such that garden grounds occupy upper slope.		
Will development of the site be well integrated visually with the existing settlement				Houses should not be located on the upper slopes of the site.			0	An option could be a single footprint building with a communal landscaped area, to create an end stop and preserve openness of site.	0	
Are there any locally attractive views that will be impacted by development of the site		N								
<b>PLANNING OVERVIEW</b>	Well defined site on sloping ground, forms a logical extension of existing access roads off Holmwood Drive. Protect trees around boundary and layout such that garden grounds occupy upper slope. Houses should not be located on the upper slopes of the site. An option could be a single footprint building with a communal landscaped area, to create an end stop and preserve openness of site.									
<b>SEA OVERVIEW</b>	Minimal detrimental effect on landscape quality. Located within Langholm Hills RSA.						<b>SEA SCORE:0</b>			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site within 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	n/a
Can the site be delivered within the LDP timeframe	Y	
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP. Development of the site should ensure that it is well integrated with the existing settlement.	
<b>OVERALL SEA COMMENT</b>	Negative SEA impact as greenfield site on edge of settlement. Within reasonable walking distance of existing facilities and schools. Could encourage active travel	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LHM.H2	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Meikleholm Cottage			
<b>Settlement:</b> Langholm	<b>Current use:</b> Agricultural land and brownfield site - derelict cottage	<b>Existing LDP allocations/ designations:</b>	
<b>OS Grid Reference (Easting, Northing):</b> 335766, 584653			
<b>Site Size (ha):</b> 0.30	<b>Proposed use:</b> Housing	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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

<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		Y	Comments: No designations affecting site but adjacent to ancient woodland at Gallowside Wood				
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	Yes as adjacent to ancient woodland. Boundary trees and hedgerows.		SV	x	Careful consideration of design and planting could create new habitats within this development connecting to existing woodland on the edge of the site, enhancing the environment. A bat and barn owl survey along with any necessary mitigation may be required for the proposed demolition of the cottage and outbuildings.	0	
<b>PLANNING OVERVIEW</b>	No designations affecting site but adjacent to ancient woodland. Careful consideration of design and planting could create new habitats within this development connecting to existing woodland on the edge of the site, enhancing the environment. A bat and barn owl survey along with any necessary mitigation may be required for the proposed demolition of the cottage and outbuildings.							
<b>SEA OVERVIEW</b>	No designations affecting site but adjacent to ancient woodland at Gallowside Wood.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Public open space adjacent to north and east boundary			0	The layout and design should provide appropriate links to public open space and footpaths		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		Comment: Core path to east of site providing links to Langholm town centre							
		Core path	Y								
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.5	Sports facilities	0.5	Hospitalities	0.5	Local shops (convenience)	0.5	Bus stop	0.2
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:	Langholm				Langholm					
	Capacity:	39				158					
	Distance:	0.4				0.4					
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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<b>PLANNING OVERVIEW</b>	The layout and design should provide appropriate links to public open space and footpaths								
<b>SEA OVERVIEW</b>	Within reasonable walking distance to existing facilities. Could encourage active travel.						<b>SEA SCORE: +</b>		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	0	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	No impact on soils								
<b>SEA OVERVIEW</b>	No impact on soils						<b>SEA SCORE:0</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV				
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	History of severe pluvial flooding events in the area surrounding the site. DGC hold records of flooding in connection to this site.		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							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Langholm Waste Water Treatment Works has sufficient capacity for the development. Waste network comments - There are foul and surface water sewers running through site.		C				
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk Water Treatment Works has sufficient capacity for development. Water network – no comment		C				
<b>PLANNING OVERVIEW</b>	Potential flood risk associated with site. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. There are foul and surface water sewers running through 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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<b>SEA OVERVIEW</b>	Potential flood risk associated with site. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required						<b>SEA SCORE: 0</b>
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing and public open space	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	
<b>PLANNING OVERVIEW</b>	No impact							
<b>SEA OVERVIEW</b>	No impact						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment Derelict cottage which should be retained and converted if possible.					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N					
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		Y	Reuse and retention of existing cottage would minimise demand on resources.	SV	0		0		
Does the site have existing and potential mineral extraction		N			0	0	0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							
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		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: There are no servicing constraints in relation to the site.										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
<b>PLANNING OVERVIEW</b>	Brownfield site could utilise existing infrastructure and reduce need to use undeveloped greenfield land. Derelict cottage which should be retained and converted if possible.												
<b>SEA OVERVIEW</b>	Brownfield site could utilise existing infrastructure and reduce need to use undeveloped greenfield land.										<b>SEA SCORE: +</b>		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site (5 units) does not abut any public road. The nearest road would appear to be the Mickleholm Side private road from which it would appear access would be taken. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards										
<b>PLANNING OVERVIEW</b>	The site does not abut any public road. The nearest road would appear to be the Mickleholm Side private road from which it would appear access would be taken.												

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)			East									
Can the site make best use of solar gain		N	Easterly aspect mitigates against this.				SV	X	Layout and design would require to ensure maximum solar gain			0
Is the site protected from prevailing winds		Y	Elevated site				SV					
<b>PLANNING OVERVIEW</b>	Layout and design would require to ensure maximum solar gain											
<b>SEA OVERVIEW</b>	Negative climatic factors due to easterly aspect. Layout and design would require to ensure maximum solar gain										<b>SEA SCORE: 0</b>	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	No archaeology issues identified for this site, as of July 2016  Meikleholm Cottage and some of its neighbours are very much associated with the former mill workings many of which have already been demolished. The cottage has no formal designation but dates from before 1857 and is very much part of the history of Langholm. I would strongly encourage retention and conversion of the existing buildings accompanied by a small number of new buildings on the rest of the site. Nearby Holmwood House is now a nursing home and appears on OS map following 1898 update.					
			Conservation Area	N	Inventory of Historic Battlefield	N						
			World Heritage Site	N	Inventory & Non-Inventory	N						
			Archaeological site	N	Garden or Designed Landscape	N						
Will the development of the site result in the opportunity to enhance or improve access	L	Y				SV	0	Retention and conversion of the existing cottage			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									
<b>PLANNING OVERVIEW</b>	No known cultural heritage issues but retention and conversion of existing cottage should be encouraged.								
<b>SEA OVERVIEW</b>	No known cultural heritage issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSA	Y	Comment Langholm Hills RSA			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y					Well defined site forming logical infill accessed from Meikleholm Brae and potential redevelopment of existing cottage. Protect trees to northern boundary of site. RSA designation.	SV	Protect trees to northern boundary of site	0
Will development of the site be well integrated visually with the existing settlement		Y					Well defined logical infill site	SV		0
Are there any locally attractive views that will be impacted by development of the site		N						SV		0
<b>PLANNING OVERVIEW</b>	Well defined site forming logical infill accessed from Meikleholm Brae and potential redevelopment of existing cottage. Protect trees to northern boundary of site. Langholm Hills RSA designation.									
<b>SEA OVERVIEW</b>	Suitable on landscape grounds. Located within Langholm Hills RSA								<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site allocated for housing within 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									
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP. Development of the site should ensure that it is well integrated with the existing settlement. The layout and design should provide appropriate links to adjoining public open space and footpaths.									
<b>OVERALL SEA COMMENT</b>	Positive SEA impact. Suitable development site subject to retaining existing cottage.									

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LHM.H3	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> South of Meikleholm			
<b>Settlement:</b> Langholm	<b>Current use:</b> Agricultural land		
<b>OS Grid Reference (Easting, Northing):</b> 335665, 584543		<b>Existing LDP allocations/ designations:</b> Housing	
<b>Site Size (ha):</b> 0.87	<b>Proposed use:</b> Housing	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Y	Comments: Adjacent to ancient woodland – Gallowbank Wood				
Are there any known invasive species within the site	N				GIS & C			
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Due to the buildings on site, proximity of trees and watercourse, a bat and barn owl survey may be required along with any necessary mitigation.			SV	0	Scope to provide links to woodland on south of site	0
<b>PLANNING OVERVIEW</b>	Due to the buildings on site, proximity of trees and watercourse, a bat and barn owl survey may be required along with any necessary mitigation. Scope to provide links to woodland on south of site							
<b>SEA OVERVIEW</b>	No designations but adjacent to ancient woodland at Gallowbank Wood						<b>SEA SCORE:0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Adjacent to public open space			SV					
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		Comment: Core path network adjacent to site and links should be developed							
		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	0.6	Sports facilities	0.6	Hospitalities	0.6	Local shops (convenience)	0.6	Bus stop	0.2
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:	Langholm				Langholm					
	Capacity:	39				158					
	Distance:	0.3				0.3					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				0
<b>PLANNING OVERVIEW</b>	Reasonable walking distance of existing facilities, could encourage active travel. Development should link to adjacent public open space and core path network.										
<b>SEA OVERVIEW</b>	Reasonable walking distance of existing facilities, could encourage active travel									<b>SEA SCORE: +</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV				
Are there any contaminated soils issues on the site		N	No known previous use		C				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O				
<b>PLANNING OVERVIEW</b>	No significant impact on soils								
<b>SEA OVERVIEW</b>	No significant impact on soils						<b>SEA SCORE: 0</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV				
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	History of severe pluvial flooding events in the area surrounding the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.		
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							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Langholm Waste Water Treatment Works has sufficient capacity for the development.		C				
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk Water Treatment Works has sufficient capacity for development. Water network comments - There is a 7"AC water main running along south west of site just within boundary.		C				
<b>PLANNING OVERVIEW</b>	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required								
<b>SEA OVERVIEW</b>	Potential flood risk. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required						<b>SEA SCORE: 0</b>		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Housing, agricultural land and woodland		0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N							
<b>PLANNING OVERVIEW</b>	No impact								
<b>SEA OVERVIEW</b>	Unlikely to be decrease in air quality as a result of proposed use.						<b>SEA SCORE:0</b>		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment Agricultural land currently in grazing							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	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									
Does the site have existing and potential mineral extraction		N									
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N									
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
	Comment: There are no servicing constraints in relation to the site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Greenfield but could benefit from proximity to existing infrastructure							
<b>SEA OVERVIEW</b>	Greenfield but benefits from proximity to existing infrastructure						<b>SEA SCORE: X</b>	

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site (5 units) does not abut any public road. The nearest road would appear to be the Mickleholm Side private road from which it would appear access would be taken. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards					
<b>PLANNING OVERVIEW</b>	The site does not abut any public road. The nearest road would appear to be the Mickleholm Side private road from which it would appear access would be taken.							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		East – slightly sloping site.							
Can the site make best use of solar gain		N	Limited scope due to aspect		SV	X	Layout and design would need to ensure maximum solar gain	0	
Is the site protected from prevailing winds			Elevated site Partly sheltered due to aspect		SV	0		0	
<b>PLANNING OVERVIEW</b>	Layout and design would need to ensure maximum solar gain								
<b>SEA OVERVIEW</b>	Layout and design would need to ensure maximum solar gain						<b>SEA SCORE: 0</b>		

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Archaeology - No historic environment issues identified for this site, as of July 2016 Historic Built Environment - Outside conservation area. Principle of sensitive development of the site in this historic part of Langholm is acceptable but reinforcing local character should be an important design principle.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
		Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Proximity to conservation area				0		0
<b>PLANNING OVERVIEW</b>	No known cultural heritage issues identified. Principle of sensitive development of the site in this historic part of Langholm is acceptable but reinforcing local character should be an important design principle.							
<b>SEA OVERVIEW</b>	No known cultural heritage issues identified.						<b>SEA SCORE: 0</b>	

LANDSCAPE								
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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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Is the site within or adjoining any of the following		NSAs		RSAs		Comment Langholm Hills RSA					
		Wild Land	N	TPOs	N						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Well defined site on sloping ground, forms a logical extension to Meikleholm Brae. May be significant as local amenity. Trees over adjacent Meikleholm Bank. RSA designated.		-	Protect and safeguard trees at adjacent Meikleholm Bank.	+	
Will development of the site be well integrated visually with the existing settlement		Y									
Are there any locally attractive views that will be impacted by development of the site		N									
<b>PLANNING OVERVIEW</b>	Well defined site on sloping ground, forms a logical extension to Meikleholm Brae . Site may be significant as local amenity. Protect and safeguard trees over adjacent Meikleholm Bank. RSA designated.										
<b>SEA OVERVIEW</b>	Protect and safeguard trees over adjacent Meikleholm Bank. Langholm Hills RSA designated.									<b>SEA SCORE: 0</b>	

<b>PLANNING/EFFECTIVENESS ISSUES</b>		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site within 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	
<b>OVERALL PLANNING COMMENT</b>	Site allocated for housing within the adopted LDP. Development of the site should ensure that it is well integrated with the existing settlement.	
<b>OVERALL SEA COMMENT</b>	Negative SEA impact as greenfield site, but benefits from proximity to existing infrastructure. Site may be significant as local amenity. Protect and safeguard trees over adjacent Meikleholm Bank.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LHM.H4	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Murtholm Farm			
<b>Settlement:</b> Langholm	<b>Current use:</b> Agricultural land	<b>Existing LDP allocations/ designations:</b> Housing	
<b>OS Grid Reference (Easting, Northing):</b> 336744, 583700			
<b>Site Size (ha):</b> 9.70	<b>Proposed use:</b> Housing	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	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
<b>Score Symbol</b>	++	+	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		Y	Adjacent to ancient woodland – Carlingill Wood to north				
Comments: Opportunity for links to Carlinghill Wood to north								
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	Carlinghill ancient woodland lies to the north.		SV	0	Carlinghill ancient woodland lies to the north with associated paths/right of way and opportunity to create wildlife corridor and develop habitat connectivity.		0
<b>PLANNING OVERVIEW</b>	Carlinghill ancient woodland lies to the north with associated paths/right of way and opportunity to create wildlife corridor and develop habitat connectivity.							
<b>SEA OVERVIEW</b>	Opportunity for links to ancient woodland to north and greater connectivity						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0.5								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: Existing core path and right of way along west bank of River Esk							
		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	1	Sports facilities	1	Hospitalities	1	Local shops (convenience)	1	Bus stop	0.2
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:		Langholm				Langholm				
	Capacity:		39				158				
	Distance:		2				2				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
<b>PLANNING OVERVIEW</b>	Within reasonable distance of existing facilities. Requirement for new footpath at early stages of development essential to integrate and link site to settlement and facilities.										
<b>SEA OVERVIEW</b>	Within reasonable distance of existing facilities. Scope to encourage sustainable transport including walking and cycling						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)		0				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N							
Are there any contaminated soils issues on the site		Y	A foot and mouth pyre is recorded on this site		X	Would require investigation before development.	0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N							
<b>PLANNING OVERVIEW</b>	Appropriate contaminated land investigation required and mitigation before development								
<b>SEA OVERVIEW</b>	Potential contaminated land on site. Appropriate contaminated land investigation required and mitigation before development						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Evidence of boggy areas on site and immediately adjacent to River Esk	SV				
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	Site is in close proximity of medium likelihood fluvial SEPA flood maps. Site is in close proximity of pluvial SEPA flood maps. DGC hold flood records in connection with the site. Body of water adjacent to the site.	C	X	Flood Risk Assessment required and appropriate mitigation 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						
Is there sufficient capacity for the development to connect to the public foul sewer	PHH		Langholm Waste Water Treatment Works has sufficient capacity for the development.	C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. 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		Black Esk Water Treatment Works has sufficient capacity for development. Water network comments - Please note there is a 6"ST main within south of site.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
<b>PLANNING OVERVIEW</b>	Flood Risk Assessment required and appropriate mitigation required. Drainage Impact Assessment and Water Impact Assessment may be required to establish what							

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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	impact the development would have on the existing networks. Early engagement with Scottish Water via the Pre-Development Enquiry process is recommended.								
<b>SEA OVERVIEW</b>	Potential flood risk. Flood Risk Assessment and appropriate mitigation required						<b>SEA SCORE: 0</b>		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Agricultural land and woodland. The site is in close proximity to the Langholm Waste Water Treatment Works.	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		
<b>PLANNING OVERVIEW</b>	No impact on air quality. The site is in close proximity to the Langholm Waste Water Treatment Works.								
<b>SEA OVERVIEW</b>	Unlikely to decrease air quality						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment Detached greenfield site from Langholm and existing services. Would not make best use of resources and not able to make best use of existing infrastructure.				
		Greenfield	G					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey					
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		Y	Existing Murtholm farm steading whose preservation would be preferable	SV	0	Scope to integrate into new housing development	0	
Does the site have existing and potential mineral extraction		N						
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		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				

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 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
<b>PLANNING OVERVIEW</b>	Detached greenfield site from Langholm and existing services. Would not make best use of resources and existing infrastructure. Scope to integrate existing farm steading into new housing development.										
<b>SEA OVERVIEW</b>	Detached greenfield site from Langholm and existing services. Would not make best use of resources and existing infrastructure.								<b>SEA SCORE: X</b>		

### ROADS/ACCESS

Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site (200 units) is located to the north of the A7(T) and east of Cemetery Road U253a. This site is remote from Langholm, separated by the River Esk. A footway runs from the site frontage over Skippers Bridge along the A7 back into Langholm. Transport Scotland have indicated previously that there is potential for access to this site to be provided by a revised signalised junction arrangement with the A7(T), for which an indicative arrangement has been agreed with DGC. Transport Scotland have also highlighted a requirement for a new footbridge to accommodate access for pedestrians and cyclists to be implemented between this proposed site and Langholm and it would be appropriate that is be provided in the early phases of development. It should be noted that 200 dwellings from a single point of access would not be considered acceptable as it would be considered an overly long cul-de-sac. A minimum of 2 points of access would be required. It would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and a residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. Whilst there may be engineering solutions to the issues associated with this site, it may be concluded that the development costs weigh heavily against the development potential of this site.								
<b>PLANNING OVERVIEW</b>	Transport Scotland have indicated previously that there is potential for access to this site to be provided by a revised signalised junction arrangement with the A7(T), for which an indicative arrangement has been agreed with DGC. Transport Scotland have also highlighted a requirement for a new footbridge to accommodate access for pedestrians and cyclists to the town centre to be implemented between this proposed site and Langholm and it would be appropriate that is be provided in the early phases of development. It should be noted that 200 dwellings from a single point of access would not be considered acceptable as it would be considered an overly long cul-de-sac. A minimum of 2 points of access would be required. It would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site. Given these road/access requirements the development viability of this site will require to be demonstrated.									

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		East & south			SV	0		0	
Can the site make best use of solar gain		Y				SV	0	The layout and design should look to ensure solar gain and create sustainable buildings.	0
Is the site protected from prevailing winds		Y	Valley bottom & locally sheltered by banks to west			SV	0		0
<b>PLANNING OVERVIEW</b>	The layout and design should look to ensure solar gain and create sustainable buildings.								
<b>SEA OVERVIEW</b>	The layout and design should look to ensure solar gain and create sustainable buildings.								<b>SEA SCORE: 0</b>

### CULTURAL HERITAGE

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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Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	<p>Comment Archaeology - The core of Murtholm farmstead is a good local vernacular example of a late 18<sup>th</sup> or early 19<sup>th</sup> century courtyard steading, whose preservation would be preferable. The farmstead itself dates back at least to the late medieval period, appearing on Blaeu's map of 1654. To the north-west of the site a prehistoric burial mound is known from Carlingill Wood. Evaluation will be required.</p> <p>Historic Built Environment - No Listed Buildings on this site. Skipper's Bridge is Category A Listed at the south end of the site. At the north end of the site across the river is a Category B Listed Mill. None of the site lies within the conservation area. There are two other undesignated groups of buildings of significant historic interest. Murtholm Farm appear in their current arrangement is on the 1862 OS map but parts of it pre-date that record on the 1804 Crawford Map and the 1832 Thomson Atlas of Scotland. I would like to see conversion of the steading buildings and retention of the Whita stone farmhouse in the development. They could be a focal point in the scheme. In addition, the distillery buildings on the other side of the river have many historic elements starting as a paper mill and record on the 1804 Crawford Map and Thomson's 1832 Atlas. If restoration of this building giving it a new use could also be achieved through cross funding from the development that would be very beneficial for the historic interest of Langholm.</p> <p>HES – The site is located adjacent to Skippers Bridge (Category A listed structure, LB 9764). Development within this allocation should take into account the setting of this listed building. The impact of construction vehicles on the fabric of the bridge should also be considered.</p>		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L			SV				
<b>PLANNING OVERVIEW</b>	Archaeological evaluation required of prehistoric burial mound to the north-west of the site at Carlingill Wood. The existing farm house and steading buildings at Murtholm Farm should be incorporated into the housing development. The site is located adjacent to Skippers Bridge (Category A listed structure, LB 9764). Development within this allocation should take into account the setting of this listed building. The impact of construction vehicles on the fabric of the bridge should also be considered.							
<b>SEA OVERVIEW</b>	Archaeological evaluation required of prehistoric burial mound to the north-west of the site at Carlingill Wood.						<b>SEA SCORE: 0</b>	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment Langholm Hills RSA				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Existing trees and hedgerows along field boundaries. Significant tree and amenity issues along river banks and around Murtholm, and policy woodlands edging western boundary.			SV	X	Requirement to set development back from policy woodlands on northern and western edge, retain and protect trees and hedgerows		0
Will development of the site be well integrated visually with the existing		Y	Low lying well defined site, although outlying from the main settlement.			SV				

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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settlement									
Are there any locally attractive views that will be impacted by development of the site		N		SV					
<b>PLANNING OVERVIEW</b>	Requirement to set development back from policy woodlands on northern and western edge, retain and protect trees and hedgerows								
<b>SEA OVERVIEW</b>	Retain and protect policy woodland adjoining site. Located within Langholm Hills RSA						<b>SEA SCORE: 0</b>		

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	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Further clarification required due to major infrastructure requirements and questions concerning development viability
<b>OVERALL PLANNING COMMENT</b>	Site allocated for housing within the adopted LDP, but detached from Langholm and existing services. There are issues concerning the site's development viability in terms of road access and the requirement to provide a new pedestrian and cycle bridge in the early phases of development linking this site with Langholm. In order to serve 200 units, a minimum of 2 points of access would be required. Further work is required to determine issues of road access, layout and demonstrate development viability. Water and drainage impact assessments are required to establish what impact the development would have on existing networks and early engagement with Scottish Water is recommended.	
<b>OVERALL SEA COMMENT</b>	Negative SEA impact large greenfield site detached from Langholm and existing services. Would not make best use of resources and existing infrastructure.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> LHM.H201	<b>Source of site suggestion:</b> Call for Sites (DGC)	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Former Primary School, Thomas Telford Road, Langholm			
<b>Settlement:</b> Langholm	<b>Current use:</b> Vacant building – former school and play ground area	<b>Existing LDP allocations/ designations:</b> Part White land and public open space	
<b>OS Grid Reference (Easting, Northing):</b> 335966, 584778			
<b>Site Size (ha):</b> 0.40	<b>Proposed use:</b> Housing +/- or health and social care provision	<b>HMA:</b> Eskdale	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> 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 comments								
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			SV	0		0	
<b>PLANNING OVERVIEW</b>	No designations affecting site							
<b>SEA OVERVIEW</b>	No designations affecting site						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Former play ground area which forms part of site is designated as Public Open Space		SV	-						
			Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N	Comment:							
			Core path	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	0.3	Sports facilities	0.3	Hospitalities	0.3	Local shops (convenience)	0.3	Bus stop	0.1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
		School name:	Langholm				Langholm					
		Capacity:	39				158					
		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				
<b>PLANNING OVERVIEW</b>	Close proximity to existing facilities and schools. Although it would result in the loss of POS other areas available in close proximity											
<b>SEA OVERVIEW</b>	Close proximity to existing facilities and schools. Although it would result in the loss of POS other areas available in close proximity								<b>SEA SCORE: +</b>			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	o				
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV				
Are there any contaminated soils issues on the site		N			C				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O				
<b>PLANNING OVERVIEW</b>	No direct impact on soils								
<b>SEA OVERVIEW</b>	No direct impact on soils						<b>SEA SCORE:0</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV				
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	Site appears in pluvial SEPA flood maps		C	X	Drainage Impact 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							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Langholm Waste Water Treatment Works has sufficient capacity for the development.		C	0	Existing building with connection to waste water	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH		Black Esk Water Treatment Works has sufficient capacity for development.		C	0		0	
<b>PLANNING OVERVIEW</b>	Potential pluvial flood risk. Drainage Impact Assessment required.								
<b>SEA OVERVIEW</b>	Potential pluvial flood risk. Drainage Impact Assessment required.						<b>SEA SCORE: 0</b>		

AIR QUALITY								
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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	
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 schools						
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							
<b>PLANNING OVERVIEW</b>	No impact on air quality								
<b>SEA OVERVIEW</b>	No impact on air quality						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS																
Is the site.....		Brownfield	Y	Comment Existing building – conversion/redevelopment opportunity												
		Greenfield														
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		N											
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		Y	Existing building – conversion/redevelopment opportunity		SV		Conversion redevelopment scheme would require to convert existing building as listed and important to townscape.		+							
Does the site have existing and potential mineral extraction		N			0				0							
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N														
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a														
Are there any of the following servicing constraints that impact on the development of the site		Pylons		N	Bord Gais Eirann pipeline		N	Shell oil pipeline		N	Transco pipeline		N			
		Comment There are no servicing constraints in relation to the site.														
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS		N	MoD		N	Carlisle Airport		N	Coal Authority		N	HSE		N
<b>PLANNING OVERVIEW</b>	Utilise existing resources and important building for conversion															
<b>SEA OVERVIEW</b>	Utilise existing resources and important building for conversion						<b>SEA SCORE: +</b>									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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### 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; a former school fronts both The Thomas Telford Road B709 and Eskdail Street U707a, with an existing access on the U707a into the current playground. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards					
<b>PLANNING OVERVIEW</b>	The site fronts Thomas Telford Road B709 and Eskdail Street U707a with an existing access on the U707a. Appropriate parking provision should be included in accordance with Dumfries and Galloway Council Parking Standards							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)				SV	0		0	
Can the site make best use of solar gain		Y		SV	0		0	
Is the site protected from prevailing winds		Y	Within existing townscape	SV	0		0	
<b>PLANNING OVERVIEW</b>	Yes – within existing townscape							
<b>SEA OVERVIEW</b>	Yes – within existing townscape						<b>SEA SCORE: 0</b>	

### CULTURAL HERITAGE

Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment Archaeology - No issues identified for this site, as of July 2016 Historic Built Environment - Category B Listed mid and late 19 <sup>th</sup> century former Primary School built from the blonde grey Whita sandstone characteristic of Langholm. Retaining all of the historic fabric for a sensitive conversion to residential use would be acceptable. The stone buildings buildings to the south are considered curtilage buildings and should also be retained for conversion. Sensitive approach to parking in respect of setting and stone boundary wall is important. Separated from conservation area boundary by bowling green so also important in views out from Buccleuch Square. HES – would wish to work with the Council to explore options for the 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	Y	Vacant listed building	SV	X	Sensitive conversion to residential use would be acceptable and also secure new use for listed building. 2015 - Options appraisal work for health and social care provision currently being investigated in area.	0	
<b>PLANNING OVERVIEW</b>	Sensitive conversion to residential use would be acceptable and also secure new use for listed building.							
<b>SEA OVERVIEW</b>	By securing future use for vacant listed building important to townscape would secure its future						<b>SEA SCORE: 0</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE								
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment Langholm Hills RSA	
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		
Will development of the site be well integrated visually with the existing settlement		Y	Existing building important to the townscape			SV	+	+
Are there any locally attractive views that will be impacted by development of the site		N				SV		
<b>PLANNING OVERVIEW</b>	Existing building important to the townscape							
<b>SEA OVERVIEW</b>	Existing building important to the townscape. Located within Langholm Hills RSA						<b>SEA SCORE:+</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Located within settlement boundary as white land
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	
<b>OVERALL PLANNING COMMENT</b>	Located within settlement boundary as white land. Sensitive conversion to residential use would be acceptable and also secure new use for listed building. HES would wish to work with the Council to explore options for the site.	
<b>OVERALL SEA COMMENT</b>	Positive SEA impact. Maximise use of existing resources by converting listed building in close proximity to facilities and schools	