

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LMB.H1	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Former Railway Station	Current allocation in LDP	27/08/2008 - 9 No. detached houses – Approved 24/03/2015 – 22 houses and 4 flats - Approved	
Settlement: Lochmaben	Current use: Former caravan site, vacant since 2001, on site of former railway station and coal merchant's yard	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 308237, 583060			
Site Size (ha): 0.86	Proposed use: Housing	HMA: Dumfries [East]	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

<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 comments				
Are there any known invasive species within the site	N	Site vacant with low value vegetation however not far from areas of biodiversity interest.			C, SV, GIS	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							
PLANNING OVERVIEW	The site has no recognised value as a habitat.							
SEA OVERVIEW	Neutral SEA impact						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	Evidence that the existing site may be accessed for informal recreation.			SV	0				
	Distance (km)										
Are there any of the following within or adjacent to the site and will development impact on them	MA	Right of Way	N	Comment: Desire lines within the site but no right of way. Annandale Way runs approximately 100m from site							
	or	Core path	N								
	CF	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	0.75
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:	Lochmaben Primary School				Lockerbie Academy					
	Capacity:	88				116					
	Distance:	<1				5-10					
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 the settlement with good access to local facilities and amenities.										
SEA OVERVIEW	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 (James Hutton Institute) NB: Although in a built-up area where expected to be 'Urban' soil classification shows as 3.2 on Government GIS soil maps. The site has potential contamination from coal and industrial use when a railway yard and unsuitable for agriculture in its current condition.	3.2	GIS	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N				0		
Are there any contaminated soils issues on the site		Y	Part of this site was the former railway yard and coal agent's yard and may have soil contamination.	GIS, C, SV	X	Site investigation has indicated some remediation is required to the site.		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N				0		
PLANNING OVERVIEW	The site is theoretically suitable for agriculture however its location and past uses militate against.							
SEA OVERVIEW	Some positive and some negative SEA impact.						SEA SCORE: +/x	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A minor watercourse flows along the site boundary which could represent a potential flood risk. Culvert system within site boundary.[DGFT]	C	X	Flood Risk Assessment is required.	0	Y
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		Site appears in pluvial SEPA flood maps. [DGFT] Surface water flooding risk on small part. [SEPA] Body of water adjacent to the site. [DGFT] Culvert system within site boundary.[DGFT] A surface water flood hazard has been identified.	C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment Flood Risk Assessment is required. Appropriate surface water management measures should be adopted. Should be discussed with FPA and Scottish Water. Foul to sewer and standard SuDS.	0	Y
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse		N		C	0		0	Y

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
crossings or a large scale abstraction or allow de-culverting of a watercourse)									
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Lochmaben WwTw has sufficient capacity	C	0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk WTW has sufficient capacity [SW]	C	0				
PLANNING OVERVIEW	There are surface water flooding issues to be overcome.								
SEA OVERVIEW	Following mitigation there will be a neutral SEA impact						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 is the predominant surrounding land use.	SV, GIS	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, C, GIS	0		0		
PLANNING OVERVIEW	There are no air quality issues.								
SEA OVERVIEW	Neutral SEA impact.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: A former station/railway yard, previously used also as a coal merchants and subsequent to that as a caravan park which ceased in 20001.					
		Greenfield							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	X	Previous site investigation indicate a need for remediation due to former coal yard use.	+	
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									
Does the site have existing and potential		N				0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
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					
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 site would require remediation before development.							
SEA OVERVIEW	Following mitigation in the form of site remediation there would be positive SEA impact.						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 was granted planning permission under 14/P/4/0003 with access from Mill Road and Railway Court. RCC has been applied for but not yet issued. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	There is a suitable access identified and approved in principle for 26 dwellings.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Main aspect is north-east.	SV, GIS	0		0	
Can the site make best use of solar gain		?	Possibility depending on orientation and layout and keeping appropriate distance from trees to be retained.	SV, C, GIS	0		0	
Is the site protected from prevailing winds		?	North-eastern part of the site may be sheltered by trees but otherwise not.	SV, C, GIS	0		0	
PLANNING OVERVIEW	There may be some potential to use the local climatic factors of the site.							
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 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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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 - No Listed Buildings, well outside conservation area.		
			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	N	Former railway station and yard with limited archaeological or historic interest remaining		C, GIS	0			
PLANNING OVERVIEW	No archaeological or cultural heritage issues.								
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Infill site; retain green nature in design. Retain beech avenue to southern boundary. Enhance permeability with pedestrian links – site brings disparate developments together.		
			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	Beech avenue to south side of site should be retained and improve pedestrian links between existing developments.			C, SV, GIS	0	0	Y
Will development of the site be well integrated visually with the existing settlement		Y	Subject to design			O	0	0	N
Are there any locally attractive views that will be impacted by development of the site		Y	There are some views to the east which are attractive and may be designed into the development			O	0	0	N
PLANNING OVERVIEW	There are landscape features and elements within the site which should be retained.								
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Within settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	Planning permission on site will expire March 2018

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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OVERALL PLANNING COMMENT	The site is within reasonable distance of schools and other facilities and notwithstanding remediation and flood risk issues which can be addressed is well located within the settlement.							
OVERALL SEA COMMENT	Positive SEA impact in terms of Population and Human Health and Material Assets. Within reasonable distance of existing community facilities and could encourage active travel and involves the development of brownfield land.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LMB.H2	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Laverockhall	Call for sites	09/P/4/0322 PP in Principle Refused	
Settlement: Lochmaben	Current use:	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 307991, 583384	Open space and playing fields	Housing	
Site Size (ha): 3.60	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+	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 comments – however noted that there are some existing field and boundary hedges which provide habitat				
Are there any known invasive species within the site	N			GIS, SV	0		0	N
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Existing walkway [Core path 301] along former railway line provides a green corridor		GIS, SV	0	Walkway to be protected in development.	0	Y
PLANNING OVERVIEW	There are no biodiversity issues identified							
SEA OVERVIEW	Neutral SEA impact						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	Y	The site is currently used as informal open space and rough grazing however there is adequate formal playing field and other space in Lochmaben.		O, SV	0	Development would be expected to provide some play space within it.		+			
			Distance (km)	1-5	[1.12KM]							
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 runs along south-west edge of site.							
			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	1-5	Sports facilities	1-5	Hospitalities	<1	Local shops (convenience)	<1	Bus stop	<1 [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:		Lochmaben Primary School				Lockerbie Academy					
	Capacity:		88				116					
	Distance:		1-5				5-10 [school bus service]					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0			
PLANNING OVERVIEW	Site well related to settlement facilities and core path linked to edge of site which could provide opportunities for walking											
SEA OVERVIEW	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		Y	Soil classification (The James Hutton Institute) Formerly in agricultural use for rough grazing and informal open space	3.1 GIS	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		GIS	0		0	
Are there any contaminated soils issues on the site		N	No known previous use however, bottom edge of site includes dismantled railway line.	C, GIS	?	Garden ground adjacent to railway line may require soil sampling to make sure it is suitable for use. Layout designed to avoid any contamination issues.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		GIS	0		0	
PLANNING OVERVIEW	There would be a theoretical loss of agricultural land							
SEA OVERVIEW	Negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N		SV, GIS, C	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	Site appears in pluvial SEPA flood maps. DGC hold flood records in connection to the site. Historic pluvial flooding issues. A loch/reservoir is located in proximity to the proposed allocation which could represent a residual flood risk in the event of overtopping or failure.	C, GIS	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required. Further information should be sought from the reservoir owner.	0	Y
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	No flood risk apparent. [SEPA]	C	0		0	Y
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Lochmaben WwTW has sufficient capacity [SW]	C	0	Foul to sewer and standard SUDS.	0	Y
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Black Esk WTW has sufficient capacity [SW]	C	0		0	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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supply								
PLANNING OVERVIEW	No significant flooding issues without potential to resolve. Water and sewerage available.							
SEA OVERVIEW	Neutral SEA impact						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	N
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N		SV, GIS	0		0	N
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, GIS	0		0	N
PLANNING OVERVIEW	No air quality issues.							
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: the site is informally used as open space and was previously agricultural.				
		Greenfield	Y					
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	GIS, C, O	X		
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, GIS			
Does the site have existing and potential mineral extraction		N			GIS			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			GIS			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
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	Involves loss of greenfield land.							
SEA OVERVIEW	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 has previously been included in LDP and lies within the existing Lochmaben 30mph speed restricted area. There would appear to be potential to provide vehicular access to this site from Mossvale (C21a) and Rankine Heights. 2 points of access would be desirable and assist permeability - access from Marjoriebanks may appear possible but would require 3rd party land and an improvement to the junction of Marjoriebanks and the B7020 public road. A pedestrian / cycle link may be an option. Between the site and the Mossvale/B7020 public road junction is restricted in terms of basic width (in parts), restricted footways and on-street parking issues. Local improvement within the existing public road network may be required depending on where access is to be taken - these improvements could 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 any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	There is likely to be sufficient access available subject to design and housing numbers but there may also be a number of constraints. Active transport provision can be made.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			The site is on a relatively flat plateau with gentle slope towards south west	GIS, C	+		+	
Can the site make best use of solar gain		Y	Most of site is higher than surrounding development where solar gain could be achieved.	GIS, SV	+		+	
Is the site protected from prevailing winds		N		GIS, SV	0	Site layout could achieve levels of protection from SW winds.	+/X	
PLANNING OVERVIEW	The site has significant potential for solar gain and careful design and incorporating existing trees may protect from prevailing wind.							
SEA OVERVIEW	Positive SEA impact.						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 Archaeology - Includes course of former railway within southern sector. Mitigation through record may be required.				
		Conservation Area N	Inventory of Historic Battlefield N					
		World Heritage Site N	Inventory & Non-Inventory N					

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		Archaeological site		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	Former railway follows line of core path and needs to be taken into account in terms of archaeological interest.	C	0			
PLANNING OVERVIEW								
SEA OVERVIEW							SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: West Field - in landscape terms the site is considered inappropriate due to visual prominence. However, there is potential in part with advance structure planting along western boundary and tree protection. East Field: An appropriate site. Work with landform and protect trees and hedges.		
		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	There are trees on the site which need to be protected in development.		C	0	Advanced landscape and tree management scheme required.	0 Y
Will development of the site be well integrated visually with the existing settlement		N	Careful landscape proposals would enable integration.		C	X	Advanced landscape plans and tree management scheme required.	0 Y
Are there any locally attractive views that will be impacted by development of the site		Y	Views towards lake and hills may be preserved.		SV	0	Layout and design of scheme to take views into account	0 Y
PLANNING OVERVIEW	Although the site would be developed it will be possible to retain and enhance some existing landscape features							
SEA OVERVIEW	Neutral SEA impact						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES	
Is the site situated within or adjacent to a settlement boundary within the LDP	Y
Have all landowners been identified and have they agreed to disposal/development of the site	
Are there any known restrictive covenants or ransom strips	Y
Can the site be delivered within the LDP timeframe	Y
OVERALL PLANNING COMMENT	The site lies within reasonable walking distance of community facilities and school and the aspect allows potential for solar gain in the development. There is also potential to encourage active travel.
OVERALL SEA COMMENT	Positive SEA impact in terms of Population and Health but Negative SEA impact in terms of Material Assets and Soil as it involves the loss of greenfield, agricultural land.

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LMB.H201	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Whitehills Avenue	Call for sites		
Settlement: Lochmaben	Current use:	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): NY 0838 8277	Vacant land with established self-set scrub vegetation		
Site Size (ha): 0.76	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

<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)		

[Type text]

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		Comments: There are no designations affecting this site however it is an established self-set tree and scrub vegetation habitat and includes a boggy area.					
Are there any known invasive species within the site	N			GIS & C	0		0	N
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development will not result in the loss of habitat connectivity or wildlife corridor.		SV & C	0		0	N
PLANNING OVERVIEW	There are no designations affecting this site and development will not result in the loss of habitat connectivity or a wildlife corridor. There would be loss of a small amount of self-set scrub, trees and a wet area which are isolated from other similar habitat as a result of the road and the adjoining residential development.							
SEA OVERVIEW	Although the biodiversity benefits of the small area of trees, shrubs and wet area would be lost, development of the site would have no significant impact on biodiversity due to the proximity of similar habitat on nearby land.						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	The site fronts a road and backs onto the rear gardens of an existing residential development. The site is open land, with scrubby vegetation and there is evidence that it is used as an informal pedestrian short cut.		GIS & SV	0		0	N		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Distance (km)		Comment: Core path ROYL/495/1 leads away to the east of Whitehills Avenue approximately 80m from the site. Whitehills Avenue has a footway on its western side. Development would have no impact on the core path. There is an informal track across the site showing evidence of pedestrian use. The public road provides cycle access.						
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	<1 [0.4]
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:	Lochmaben Primary School				Lockerbie Academy					
	Capacity:	88				116					
	Distance:	<1				5-10					
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 adjoins the outer edge of the settlement of Lochmaben with access to a range of local facilities and nearby access to core paths. The local road network is suitable for cycling for active transport. There is a local primary school and a bus service to the secondary school in Lockerbie.								
SEA OVERVIEW	Development of the site would have neutral impact on the quality of life of local people.						SEA SCORE: 0		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification The site is part Built-up area and a small part is 5.2 - Non-prime – moderately suited for improved grassland adjacent. Brown soil on the west of the site with peaty gleys to its east. (The James Hutton Institute)	Urban and 5.2	GIS	0		0	N
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	The site is gently sloping to the south and east where there is potential for some loss of topsoil during heavy rain.		SV & O	0		0	N
Are there any contaminated soils issues on the site		N	No previous use identified.		C & GIS	0		0	N
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	Not in an area of peat.		GIS	0		0	N
PLANNING OVERVIEW	There are no contamination issues on the site and it is not agricultural land.								
SEA OVERVIEW							SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	No watercourses on the site. A small part of the site is boggy. [NB: the site slopes down to the small public road.]		GIS, SV & C	0		0	N
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site appears in the pluvial SEPA flood maps as having potential for flooding from surface water; development would also pose a risk of flooding elsewhere. A loch/reservoir is located in proximity to the proposed allocation which could represent a residual flood risk in the event of overtopping or failure. [SEPA]		C & GIS	X	Drainage Impact Assessment required Further information should be sought from owner of Mill Loch in respect of residual flood risk.	0	Y

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 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	However, there are Combined and Surface Water Sewers running through the middle of the site.[SW]	SV & C	0		0	Y
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Lochmaben Water Treatment Works has sufficient capacity [SW] SEPA require a foul connection to the sewers and standard SuDS for surface water.	C	0	SW also require a Drainage Impact Assessment	0	Y
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Black Esk Waste Water Works has sufficient capacity	C	0		0	Y
PLANNING OVERVIEW	The site is currently undeveloped with scrubby vegetation and has a small boggy area. SW, SEPA and D&G Flood Team have each given cautionary advice. The site is known to flood during rain so development of the site would increase the risk of surface water flooding on adjacent sites. There is also a low risk of flooding from overspill of Mill Loch for which protection measures might need to be put in place. There are water and drainage services running through the site which would need to be accommodated in any development. There is sufficient water supply in the area and foul water drainage and the site would be expected to include SuDS.							
SEA OVERVIEW	Notwithstanding the cautionary advice, development of the site which incorporated mitigation measures would have a neutral impact on the water environment.					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	Y
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential and open, undeveloped land.	SV & GIS				N
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
PLANNING OVERVIEW	There are no air quality issues recorded in the area.							
SEA OVERVIEW	No air quality issues.					SEA SCORE: 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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MATERIAL ASSETS

Is the site.....		Brownfield Greenfield	N Y	Comment: The site is an undeveloped area of self-set vegetation on open land between a residential area and a minor road.							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	SV & C	0		0	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 standing structures on the site from an existing or previous use as it is a greenfield site.		SV & C	X		X	N		
Does the site have existing and potential mineral extraction		N			SV, GIS & C	0		0	N		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			SV	0		0	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		
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	There are combined water and sewer services travelling through the site to other development. There are no mineral or sand/gravel reserves known under the site. There are no particular planning benefits from development of the site in respect of the re-use of previously developed land and development would be constrained by the requirement to stand off and protect the line of the combined water and sewer pipeline.										
SEA OVERVIEW	There would be a negative SEA impact resulting from development of this site as it involves the loss of greenfield land.						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 located on U756a Whitehills Avenue. Earlier advice has highlighted concern regarding the single point of access serving an overly long cul-de-sac (Annandale Crescent and associated spur roads serving residential development and a primary school). There should be a presumption against further development via this single point of access and given the development potential of a site of this size and its potential trip generation its inclusion would not be favoured. If however application for a very small number of dwellings were made on this site, it might be more difficult to maintain that position. [D&G Roads]							Y
PLANNING OVERVIEW	The <i>cul de sac</i> from which the site is/would be accessed is at capacity in terms of the number of residential and other development it serves.								

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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CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		E		SV & GIS	0		0	N
Can the site make best use of solar gain		N	Site is in a bit of a dip	SV	0		0	N
Is the site protected from prevailing winds		Y	Development to west of site would afford some protection but not from the south	O	0		0	N
PLANNING OVERVIEW	The site has no particular advantageous aspect or other climactic characteristics which development could take advantage of.							
SEA OVERVIEW	No advantageous benefits from the site conditions.						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: To the immediate east of the site is the remains of the former Caledonian Railway Dumfries Lochmaben and Lockerbie Branch which will need to be taken into account in the event of any changes being made or services being introduced to Whitehills Avenue.		
		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		GIS & C	0		0	N
PLANNING OVERVIEW	There are no traditional buildings or cultural heritage assets in the vicinity of the site.							
SEA OVERVIEW	There would be no impact on heritage assets.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There is a group of self-set trees and shrubs which contribute to the general amenity of the some of which would be lost or reduced if the site were developed. Subject to other constraints it may be possible to retain part of the area as undeveloped land including the trees. Development would be expected to follow the existing south-east downwards slope of the site.			SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y	There is potential for development to be integrated with the surrounding residential development and landscape.			GIS & SV	0	0
Are there any locally attractive views that			Views to the north-east, east and south-east are					

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 be impacted by development of the site		N	attractive.	SV	0		0	
PLANNING OVERVIEW	The current outlook from existing dwellings to the northern and western edges of the site is to the rolling landscape in the east. The site itself provides a green backdrop and informal open space for existing residents and a pocket habitat for wildlife on the urban edge. It would be possible to preserve some of this habitat in a well-designed, modest development. There are also design constraints in respect of the contours of the site [notwithstanding other constraints identified in the Water section above].							
SEA OVERVIEW	A good design approach which preserved the best landscape assets of the site could be achieved with insignificant impact.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is out-with the settlement boundary in the LDP but immediately adjoins it.
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	5-10 years has been identified as the potential delivery period by the developer
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development would involve the loss of a greenfield site on the edge of the settlement and vehicular access to the site has been identified as a significant issue. The presence of combined water and sewer services across the site with a requirement for protection and a maintenance stand-off are a further constraint in terms of the capacity of the site for development. There are other constraints identified which significantly reduce the area of the site that could be developed. There are more sites proposed in Lochmaben for housing development than are required within the plan period of LDP2 and there are already a number of other sites proposed which have fewer constraints.	
OVERALL SEA COMMENT	Negative SEA impact in terms of Material Assets as it would involve the loss of a greenfield site.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LMB.H202	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Jaffray Court			
Settlement: Lochmaben	Current use: Vacant: informal open space within housing development	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): NY 0848 8237			
Site Size (ha): 0.2734	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	X	0	0	0	X	0	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)	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: The site is an open area of maintained grass.				
Are there any known invasive species within the site	N			SV	0		0	N
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	N
PLANNING OVERVIEW	The site is monoculture grassland amenity space.							
SEA OVERVIEW	Neutral impact in respect of biodiversity.						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	Y	The site is a grassed area among housing development and there is a pedestrian desire line across the site to and from Lochmaben Primary School and the community centre.	SV & GIS	X	There is no obvious mitigation to the loss of the space unless part of it was dedicated to improved recreational facilities on site or locally.	X	Y			
		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	N	Comment: The site has residential roads with footways around it suitable for pedestrians and cyclists.							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0.26	Sports facilities	0.3	Hospitalities	0.4	Local shops (convenience)	0.4	Bus stop	0.3
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:		Lochmaben Primary School				Lockerbie Academy				
	Capacity:		88				116				
	Distance:		<1				5-10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0	N			
PLANNING OVERVIEW	The development of the site would result in the loss of an area of informal open space which would be detrimental to the amenity of local residents.										
SEA OVERVIEW	There would be a negative impact on human health and well-being from loss of open space.						SEA SCORE: X				

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)	Built-up Area	GIS	0		0	N
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			GIS	0		0	N
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	N
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			GIS	0		0	N
PLANNING OVERVIEW	There are no implications for soils as the site is contained within existing residential development in an urban area.								
SEA OVERVIEW	Neutral impact on soils.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N				0		0	N
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	Drainage Impact Assessment required. [SEPA] Site appears in close proximity of the pluvial SEPA flood maps. [D&G]			X	Drainage Impact Assessment required [SEPA] SuDS	0	Y
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	N
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Black Esk WTW has sufficient capacity [SW]			0		0	N
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Lochmaben WwTW has sufficient capacity [SW]			0		0	N
PLANNING OVERVIEW	There would be a requirement for a drainage impact assessment and potential mitigation for the loss of open green land.								
SEA OVERVIEW	Any negative impact could be mitigated.						SEA SCORE: 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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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	N	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential, school and roads.	GIS	0		0	N	
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		O	0		0	N	
PLANNING OVERVIEW	No air quality issues.								
SEA OVERVIEW	Neutral impact.						SEA SCORE: 0		

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment : The site is informal open space in an area of housing.							
		Greenfield	Y								
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	SV & GIS	0		0	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	The site is a grassed area of informal open space among existing residential development		SV & GIS	X	Not evident how the loss could be mitigated	X	Y		
Does the site have existing and potential mineral extraction		N			GIS	0		0	N		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			GIS	0		0	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									
Will development of the site require		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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consultation with any of the following bodies								
PLANNING OVERVIEW	The loss of the site to development would be detrimental to the character and amenity of the surrounding development.							
SEA OVERVIEW	Negative SEA impact through loss of open green land.						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 this site would be taken from the U855a Jaffray Court. Earlier advice has highlighted concern regarding the single point of access serving an overly long cul-de-sac (Annandale Crescent and associated spur roads serving residential development and a primary school). There should be a presumption against further development via this single point of access, and given the proposed number of dwellings (24) I would not be in favour of its inclusion. If however application for a very small number of dwellings were made on this site, it might be more difficult to maintain that position						Y
PLANNING OVERVIEW									

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Slightly southerly although level land surrounded by housing	SV & GIS	0		0	N
Can the site make best use of solar gain		N	Surrounded by development and some tall trees	GIS & SV	0		0	N
Is the site protected from prevailing winds		Y	Mainly due to presence of surrounding development and trees in some adjoining gardens if they remain.	GIS & SV	0		0	N
PLANNING OVERVIEW	There are no climatic advantages or disadvantages associated with development of the site.							
SEA OVERVIEW	Neutral impact.						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 The site adjoins the Lochmaben Conservation Area where development should be sensitively designed. There are no Listed Buildings sufficiently close to be of concern. No historic environment issues have been identified for this site, as of July 2016			
		Conservation Area	Y	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	N	Development close to the conservation area boundary would pose a risk to the character of the conservation area through potential damage to root system of trees in gardens adjoining the site.		C, GIS & SV	X	A tree survey and protection plan	0	Y
PLANNING OVERVIEW	Trees adjoining, but outwith, the site which are within the conservation area need to be protected from new development.								
SEA OVERVIEW	Neutral impact subject to appropriate mitigation.						SEA SCORE: 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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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSA TPO	N N	Comment: The majority of trees adjacent to the site are protected by virtue of their inclusion within the boundary of Lochmaben Conservation 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		N	The site is a contained, infill site.			C, SV & GIS	0	Consider retaining the trees on the boundary.	0 Y
Will development of the site be well integrated visually with the existing settlement		Y	The site sits among existing residential development			SV & GIS	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	The site is informal open space between existing housing development and part of the setting of that development where there are currently views out towards the parish church from some of the surrounding dwellings..			SV & GIS	X	Layout could be designed to protect some of views.	X
PLANNING OVERVIEW	The existing space is an informal open space for local residents and its total loss would be detrimental to local amenity. There may be scope for a very limited amount of development on the site which safeguards trees outside the site.								
SEA OVERVIEW	The development of the whole site would result in a significant loss of amenity space for local residents.							SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Informal open area within an existing housing development
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Owner is the potential developer
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	Owner identifies that it can be developed within 0-5 years
OVERALL PLANNING COMMENT	The site has not been included in the MIR as development would involve the loss of an informal open space within a residential area of the settlement where vehicular access to the site has been identified as a significant issue. The site adjoins the boundary of the conservation area where trees which are part of its setting would require protection from development. There are more sites proposed in Lochmaben for housing development than are required within the plan period of LDP2 and there are already a number of other sites proposed which have fewer constraints.	
OVERALL SEA COMMENT	Negative SEA impact in terms of Material Assets, Population and Human Health and Landscape.	