

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |                                   |   |  |
|---|-----------------------------------|---|--|
| <b>Site Ref:</b> LRB.H1   | <b>Source of site suggestion:</b> | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> Former Academy                                | Call for sites                    | Former site of Lockerbie Academy  |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>               | 11/P/4/0365 - PP in principle for housing granted with conditions 29 Aug 2013                       |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313473, 582270 | Vacant former school site         | <b>Existing LDP allocations/ designations:</b> Yes  |  |
| <b>Site Size (ha):</b> 1.54                                     | <b>Proposed use:</b> Housing      | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

| 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: recently demolished school no colonisation of site has taken place |                         |   |                           |   |
| Are there any known invasive species within the site   | N                                  |   |                      | 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                                  |   |                      | 0   |                         |   |                           |   |
| <b>PLANNING OVERVIEW</b>   | No biodiversity issues on the site |   |                      |   |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                 |   |                      |   |                         |   | <b>SEA SCORE: 0</b>       |   |

| POPULATION AND HUMAN HEALTH  |  |                          |                          |  |    |                   |                     |                           |    |          |           |
|--|--|--------------------------|--------------------------|--|----|-------------------|---------------------|---------------------------|----|----------|-----------|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA   | N                        |                          | SV, GIS  | 0  |                   | 0                   |                           |    |          | N         |
| 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: National Cycle Route 74 runs close to site and West Coast Mainline railway station in Lockerbie centre. |    |                   |                     |                           |    |          |           |
| 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 [0.05] |
| 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  |                          | Lockerbie Primary School |  |    |                   | Secondary           |                           |    |          |           |
|  | School name:   | Lockerbie Primary School |                          |  |    | Lockerbie Academy |                     |                           |    |          |           |
|  | Capacity:  | 25                       |                          |  |    | 116               |                     |                           |    |          |           |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B   | N                        |                          | GIS  | 0  |                   | 0                   |                           |    |          | N         |
| <b>PLANNING OVERVIEW</b>   | Proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. |                          |                          |  |    |                   |                     |                           |    |          |           |
| <b>SEA OVERVIEW</b>  | Positive SEA impact  |                          |                          |  |    |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |   |   |   |                  |   |   |                     |  |
|--|---|---|---|------------------|---|---|---------------------|--|
| Will development of the site result in the loss of the best quality agricultural land                                |   | N | Soil classification (The James Hutton Institute)<br><br>Realistically the location of this site precludes it from agricultural use. | 3.1 & 3.2<br>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, SV          |   |   |                     |  |
| Are there any contaminated soils issues on the site  |   | N | Former use as school likely to be low risk.   | C                | 0 | Some targeted investigation of areas such as fuel stores may be required. | 0                   |  |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF  | N |   | GIS              | 0 |   | 0                   |  |
| <b>PLANNING OVERVIEW</b>   | Loss of agricultural land is not of concern in this site. |   |   |                  |   |   |                     |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |   |                  |   |   | <b>SEA SCORE: 0</b> |  |

| WATER   |            |   |  |        |   |  |   |   |
|---|------------|---|--|--------|---|--|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | 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 | Site appears in close proximity of the pluvial SEPA flood maps. DGC hold flood records in connection to this site. Loss of open land may impact on run-off from site. Adjacent to surface water/drainage flooding records [SEPA]<br>A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. A residual flood risk also identified from Mill Loch in the event of overtopping or failure. | GIS, C | X | Drainage Impact Assessment required [SEPA, SW, DGFT].<br>Appropriate surface water management measures should be adopted.<br>Standard SUDS and foul to sewer.<br>Reservoir/loch owner to be consulted. | 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 | Not raised by consultees.  | GIS, C |   |  | 0 | N |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH        | Y | Early engagement recommended to discuss build out rates and any potential investment at the WWTW to ensure Lockerbie WwTW has sufficient capacity. [SW]  | C      | 0 | Appropriate investment in waste water infrastructure   | 0 | Y |

| Site assessment question  | Related SEA Topic  | Yes/No | Comment                               | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |  |
|---|--|--------|---------------------------------------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|--|
| Is there sufficient capacity for the development to connect to the mains water supply | PHH  | Y      | Black Esk WTW has sufficient capacity |                    |                      |                           |                       |                       |  |
| <b>PLANNING OVERVIEW</b>  | There are some flood and waste treatment issues which can be overcome by investment and mitigation |        |                                       |                    |                      |                           |                       |                       |  |
| <b>SEA OVERVIEW</b>   | Following mitigation neutral SEA impact.   |        |                                       |                    |                      |                           | <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 | Schools and residential areas although road to west is busy and an industrial unit across road to east. | SV, GIS, C | 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 |   |            | 0 |  | 0                   |  |  |
| <b>PLANNING OVERVIEW</b>   | No air quality concerns. |   |   |            |   |  |                     |  |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact       |   |   |            |   |  | <b>SEA SCORE: 0</b> |  |  |

| MATERIAL ASSETS  |     |            |  |   |       |   |  |   |
|--|-----|------------|--|---|-------|---|--|---|
| Is the site.....   |     | Brownfield | Y  | Comment: Former use as school likely to be low risk but some. |       |   |  |   |
|  |     | Greenfield |  |   |       |   |  |   |
| Is the site vacant or derelict   |     | V          | Is it contained within the Vacant and Derelict Land Survey | N   | O     | + | Targeted investigation of areas such as fuel stores may be required. | + |
| 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          | Former school demolished                                   |   | SV, C | 0 |  | 0 |
| Does the site have existing and potential mineral extraction   |     | N          |  |   | SV, C | 0 |  | 0 |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH | N          |  |   | SV, C | 0 |  | 0 |

| Site assessment question   | Related SEA Topic  | Yes/No | Comment  | Information source | Pre mitigation score | Mitigation if appropriate   | Post mitigation score | Consultation required |  |
|--|--|--------|--|--------------------|----------------------|---|-----------------------|-----------------------|--|
| 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: Scottish Gas low pressure line runs into west and east sides of 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 and could utilise existing infrastructure. |        |  |                    |                      |   |                       |                       |  |
| <b>SEA OVERVIEW</b>  | Positive SEA impact  |        |  |                    |                      |   | <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 is for up to 30 dwellings. Pedestrian and vehicular access can be taken from Dryfe Road and Glasgow Road. Access onto Glasgow Road may need to take into account the existing bus stop and traffic calming measures. There is potential for connectivity and footpath links to the school. Any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. |  |  |  |  |  | 0 |
| <b>PLANNING OVERVIEW</b>   | Many positives for access and active travel in developing this site. |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |   |   |   |  |         |   |  |  |  |
|---|---|---|---|--|---------|---|--|--|--|
| What is the site aspect (e.g. N, W, etc.)   |   |   | The longest frontages are to the north and south side.  |  |         | 0 | Some potential to take advantage of open aspect .  |  |  |
| Can the site make best use of solar gain    |   | Y | There is some potential subject to layout and design.   |  | SV, GIS | 0 | Design layout and orientation to maximum advantage |  |  |
| Is the site protected from prevailing winds |   | N | There are large open areas around the site boundaries and it is unclear whether it would be a windy site. |  | SV, GIS | ? | Investigate before design proposed                 |  |  |
| <b>PLANNING OVERVIEW</b>                    | Potential for design to make best use of climate advantages |   |   |  |         |   |  |  |  |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact  |   |   |  |         |   | <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<br>Historic Built Environment – there are a number of traditional houses nearby where it would be local importance to the character of Lockerbie |  |  |
|  |   | Conservation Area   | N | Inventory of Historic Battlefield | N |   |  |  |
|  |   | World Heritage Site | N | Inventory & Non-Inventory         | N |   |  |  |
|  |   | Archaeological site | N | Garden or Designed Landscape      | N |   |  |  |

| Site assessment question  | Related SEA Topic  | Yes/No | Comment                      | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |  |
|---|--|--------|------------------------------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|--|
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L  | Y      | Subject to design and layout | SV, GIS            | 0                    |                           |                       |                       |  |
| <b>PLANNING OVERVIEW</b>  | There are no apparent heritage issues; local identity can be reinforced. |        |                              |                    |                      |                           |                       |                       |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact   |        |                              |                    |                      |                           | <b>SEA SCORE: 0</b>   |                       |  |

| LANDSCAPE   |  |   |   |   |     |         |  |  |   |  |
|---|--|---|---|---|-----|---------|--|--|---|--|
| Is the site within or adjoining any of the following  |  |   | NSAs  | N | RSA | N       | Comment: No Comments. However trees in adjoining rear gardens should be afforded protection in the layout. |  |   |  |
|   |  |   | Wild Land   | N | TPO | 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 | Although there are basically very few trees and no other features remaining on the site or in the access to it, the trees in adjoining gardens may be at risk from the design and layout. |   |     | SV, GIS | X  | Provision of tree retention and protection plan demonstrating how layout will manage the remaining trees on and around the site and at the access. | 0 |  |
| Will development of the site be well integrated visually with the existing settlement   |  | Y | Subject to design   |   |     | SV      | 0  |  | 0 |  |
| Are there any locally attractive views that will be impacted by development of the site   |  | N |   |   |     | SV      | 0  |  | 0 |  |
| <b>PLANNING OVERVIEW</b>  | Retention of trees may be achieved through good management and design. |   |   |   |     |         |  |  |   |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact   |   |   |   |     |         | <b>SEA SCORE: 0</b>  |  |   |  |

| PLANNING/EFFECTIVENESS ISSUES  |  |   |  |  |  |  |  |  |  |
|--|--|---|--|--|--|--|--|--|--|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Well located in respect of facilities within the settlement and access to local transport and national cycle route. |  |  |  |  |  |  |  |
| 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 re-use of a brownfield site with existing infrastructure in close proximity to schools and community facilities; the town centre and the railway station. The location has scope to encourage active travel and sustainable transport.   |   |  |  |  |  |  |  |  |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Health and Material Assets due to proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Brownfield site and could utilise existing infrastructure. |   |  |  |  |  |  |  |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |  |   |  |
|---|--|---|--|
| <b>Site Ref:</b> LRB.H2   | <b>Source of site suggestion:</b>        | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> 10-14 Townhead Street                         | Call for sites                           | 15/P/4/0358 for extension to industrial unit approved 23 February 2016                              |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>                      | <b>Existing LDP allocations/ designations:</b><br>Allocated in LDP1 for 10 housing units.           |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313535, 581815 | Former industrial/distribution warehouse |   |  |
| <b>Site Size (ha):</b> 0.33                                     | <b>Proposed use:</b><br><br>Housing      | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

| 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                                   |   |                      | SV,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                                   |   |                      | SV,C                  | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | No biodiversity matters to consider |   |                      |                       |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                  |   |                      |                       |                         |   | <b>SEA SCORE: 0</b>       |   |

| POPULATION AND HUMAN HEALTH  |  |                        |  |   |     |                   |                     |                           |    |          |           |  |
|--|--|------------------------|--|---|-----|-------------------|---------------------|---------------------------|----|----------|-----------|--|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA   | N                      | Site is currently an industrial unit with parking/manoeuvring area for large vehicles. |   |     | SV, C             | 0                   |                           |    |          |           |  |
|  |  |                        | Distance (km)  |   |     |                   |                     |                           |    |          |           |  |
| 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: National Cycle Path 74 goes through Lockerbie close by |     |                   |                     |                           |    |          |           |  |
|  |  | Core path              | <1   |   |     |                   |                     |                           |    |          |           |  |
|  |  | Cycle path             | Y  |   |     |                   |                     |                           |    |          |           |  |
| 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 [0.12] |  |
| 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:   | Lockerbie Primary      |  |   |     | Lockerbie Academy |                     |                           |    |          |           |  |
|  | Capacity:  | 25                     |  |   |     | 116               |                     |                           |    |          |           |  |
|  | Distance:  | <1                     |  |   |     | <1                |                     |                           |    |          |           |  |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B   | N                      |  |   | GIS | 0                 |                     | 0                         | N  |          |           |  |
| <b>PLANNING OVERVIEW</b>   | The site is very close to many community facilities and schools and national rail network. |                        |  |   |     |                   |                     |                           |    |          |           |  |
| <b>SEA OVERVIEW</b>  | Positive SEA impact  |                        |  |   |     |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |    |   |  |                |   |   |                     |   |  |
|--|----|---|--|----------------|---|---|---------------------|---|--|
| Will development of the site result in the loss of the best quality agricultural land                                |    | N | Soil classification (The James Hutton Institute)<br>The site is within the urban area and unsuitable for agriculture | 3.2<br>GIS, SV | 0 |   | 0                   | N |  |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |    | N |  |                | 0 |   | 0                   | N |  |
| Are there any contaminated soils issues on the site  |    | Y | Site has history of industrial use and fuel storage.   |                | X | Site investigation and any necessary remediation would be required. | 0                   | Y |  |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF | N |  |                | 0 |   | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   |    |   |  |                |   |   |                     |   |  |
| <b>SEA OVERVIEW</b>  |    |   |  |                |   |   | <b>SEA SCORE: 0</b> |   |  |

| WATER   |  |   |   |         |   |   |                     |   |  |
|---|--|---|---|---------|---|---|---------------------|---|--|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L  |   |   | SV, GIS | 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 | Although site appears in close proximity of the pluvial SEPA flood maps.[DGFT]<br>No flood risk apparent [SEPA] | C       | 0 | Drainage Impact Assessment required [SEPA & DGFT]<br>Contaminated Land Investigation [SW, SEPA & DGC] | 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) |  |   |   | SV, C   | 0 |   | 0                   | N |  |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH  | Y | Lockerbie WwTW has sufficient capacity [SW]   | C       | 0 | Standard SUDS and foul to sewer.[DGFT]  | 0                   | Y |  |
| 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 |   | 0                   | Y |  |
| <b>PLANNING OVERVIEW</b>  | Any flood and drainage issues can be overcome. |   |   |         |   |   |                     |   |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                             |   |   |         |   |   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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 |  | O       | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | No air quality issues |   |  |         |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact    |   |  |         |   |  | <b>SEA SCORE: 0</b> |   |  |

| MATERIAL ASSETS  |     |            |   |  |   |                                     |   |                  |   |
|--|-----|------------|---|--|---|-------------------------------------|---|------------------|---|
| Is the site.....   |     | Brownfield | Y   | Comment: currently in use for industry |   |                                     |   |                  |   |
|  |     | Greenfield | N   |  |   |                                     |   |                  |   |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey  | N                                      | O | 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          | However, it would be a good use of a town centre site and remove potential contamination associated with industrial use | SV, GIS                                | 0 | Site investigation and remediation. | + | 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    |   |  |   |                                     |   |                  |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment |  |  |  | Information source | Pre mitigation score | Mitigation if appropriate |  |  | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|

|  |   |  |                  |   |     |   |                  |   |                |   |                     |   |
|--|---|--|------------------|---|-----|---|------------------|---|----------------|---|---------------------|---|
| 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>   | The site is a town centre site close to many amenities and facilities |  |                  |   |     |   |                  |   |                |   |                     |   |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |  |                  |   |     |   |                  |   |                |   | <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 |  |  | There is an existing access onto the B723, with scope to form an adoptable access. There should be connectivity within the site, joining with existing footways on the B723 in to the town centre. 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 |  |  |  |  |  |  |  |  | 0 |
| <b>PLANNING OVERVIEW</b>   | No significant access issues have been raised. |  |   |  |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |   |   |  |  |  |  |    |   |  |  |                     |   |
|---|---|---|--|--|--|--|----|---|--|--|---------------------|---|
| What is the site aspect (e.g. N, W, etc.)   |   |   | Level, contained site with no clear aspect |  |  |  | SV | 0 |  |  | 0                   | N |
| Can the site make best use of solar gain    |   | N |  |  |  |  | SV | 0 |  |  | 0                   | N |
| Is the site protected from prevailing winds |   | N |  |  |  |  | SV | 0 |  |  | 0                   | N |
| <b>PLANNING OVERVIEW</b>                    | No advantages in terms of solar gain as a small site in town centre |   |  |  |  |  |    |   |  |  |                     |   |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact  |   |  |  |  |  |    |   |  |  | <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: Category B Listed Buildings a short distance away on opposite side of Townhead Street; Category B Listed Church south of site across an open area. Design should reinforce a traditional street frontage ideally by partially fronting the street, either adjacent to no. 8 or no.18 Townhead Street. No conservation area but Lockerbie has had public realm improvement funding so design should be of high standard and reinforce local sandstone and vernacular character. |   |  |  |                     |  |
|   |   |   | 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 | Opportunity to reinforce vernacular character of streets Design should include a traditional street frontage ideally by partially fronting the street, either adjacent to no. 8 or no.18 Townhead Street. |   |                                   |   | SV, GIS, C  | 0 |  |  |                     |  |
| <b>PLANNING OVERVIEW</b>  | Opportunity to improve historic character of street subject to design |   |   |   |                                   |   |   |   |  |  |                     |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact  |   |   |   |                                   |   |   |   |  |  | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| LANDSCAPE   |   |   |                                   |        |              |        |  |  |  |
|---|---|---|-----------------------------------|--------|--------------|--------|--|--|--|
| Is the site within or adjoining any of the following  |   |   | NSAs<br>Wild Land                 | N<br>N | RSAs<br>TPOs | N<br>N | Comment Archaeology - No Comments<br>Historic Built Environment - Group of Category B Listed Buildings a short distance away on opposite side of Townhead Street; Category B Listed Church south of site with open area between. Design should reinforce a traditional street frontage ideally by creating a perpendicular street with a building partially fronting the high street, either adjacent to no. 8 or no.18 Townhead Street. No conservation area but Lockerbie has received significant regeneration improvement funding and designs should be of high standard and reinforce the local sandstone and vernacular. |  |  |
| 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,C   | 0  |  |  |
| Will development of the site be well integrated visually with the existing settlement   |   | Y | Subject to design                 |        |              | SV,C   | 0  |  |  |
| Are there any locally attractive views that will be impacted by development of the site   |   | N | View to church might be preserved |        |              | SV,C   | 0  |  |  |
| <b>PLANNING OVERVIEW</b>  | Some opportunity to enhance the immediate area. |   |                                   |        |              |        |  |  |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                              |   |                                   |        |              |        | <b>SEA SCORE: 0</b>  |  |  |

| 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 | 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>  | Suitable site due to proximity to facilities in centre of town.   |  |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Health and Material Assets due to proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Brownfield site and could utilise existing infrastructure |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |                                   |   |  |
|---|-----------------------------------|---|--|
| <b>Site Ref:</b> LRB.H3   | <b>Source of site suggestion:</b> | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br>02/P/4/0522 PP in principle for 15 dwelling houses, vehicular access, 26 Mar 2003<br>06/P/4/0163 PP in principle extended<br>07/P/4/0654 PP in principle renewed 18 Mar 2008 now expired |  |
| <b>Site name:</b> Park Place                                    | Call for sites                    |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>               | <b>Existing LDP allocations/ designations:</b><br>Housing - 15 units - up to 2024   |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313955, 581438 | Vacant with disused buildings     |   |  |
| <b>Site Size (ha):</b> 0.62                                     | <b>Proposed use:</b> Housing      | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

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

### 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. SEPA have suggested bat and barn owl survey required . |                         |   |                           |   |
| Are there any known invasive species within the site   | 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   |   |                      |   |                         |   |                           |   |
| <b>PLANNING OVERVIEW</b>   | Opportunity to introduce biodiversity in landscape planting |   |                      |   |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |                      |   |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |   |   |  |                          |   |    |               |                   |                           |    |                     |     |
|--|---|---|--|--------------------------|---|----|---------------|-------------------|---------------------------|----|---------------------|-----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | N | Brownfield site, no informal use as open space |                          | SV, GIS, C  | +  |               | +                 |                           |    |                     |     |
|  |   |   | Distance (km)                                  | <1                       | [600m]  |    |               |                   |                           |    |                     |     |
| 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: National cycle path 74 runs through Lockerbie. Located near railway station. |    |               |                   |                           |    |                     |     |
|  |   |   | 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                         | <1                       | Sports facilities   | <1 | Hospitalities | <1                | Local shops (convenience) | <1 | 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:                                   | Lockerbie Primary School |   |    |               | Lockerbie Academy |                           |    |                     |     |
|  |   |   | Capacity:                                      | 25                       |   |    |               | 116               |                           |    |                     |     |
|  |   |   | Distance:                                      | 1-5                      |   |    |               | 1-5               |                           |    |                     |     |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B  | N |  |                          | GIS   | 0  |               | 0                 |                           |    |                     |     |
| <b>PLANNING OVERVIEW</b>   | Re-use of a brownfield site, removal of unsightly derelict buildings and site well located fro all facilities and services. |   |  |                          |   |    |               |                   |                           |    |                     |     |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |   |  |                          |   |    |               |                   |                           |    | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |   |            |   |  |                     |   |  |
|--|--|---|---|------------|---|--|---------------------|---|--|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute)<br>5.3<br>Middle of 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 | Flat site   | GIS        | 0 |  | 0                   | N |  |
| Are there any contaminated soils issues on the site  |  | Y | Previous industrial use. Evident that asbestos-cement used in roofing.              | SV, C, GIS | X | Site would require investigation and any necessary remediation before development. | 0                   | Y |  |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF   | N |   | C, GIS     | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | Requirement for removal of potential contaminants from site. |   |   |            |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact following mitigation                      |   |   |            |   |  | <b>SEA SCORE: 0</b> |   |  |

| WATER   |   |   |   |       |   |   |   |   |
|---|---|---|---|-------|---|---|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L   | N |   | 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  |   | Site lies within close proximity of the pluvial SEPA flood maps. DGC hold flood records in connection to the site. Potentially contaminated land.[SEPA] | C     | X | Drainage Impact Assessment required. Depending on content and Flood Risk Assessment required. [DGFT & SEPA]<br>Contaminated land investigation [SEPA] | 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) |   | Y | Potential for displacement surface water flooding.  | C     | 0 | Drainage Impact Assessment required.  | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH   | Y | Lockerbie WwTW has sufficient capacity  | C     | 0 |   | 0 | N |
| Is there sufficient capacity for the development to connect to the mains water supply   | PHH   | Y | Black Esk WTW has sufficient capacity   | C     | 0 |   | 0 | N |
| <b>PLANNING OVERVIEW</b>  | There are a number of potential flood issues which need to be investigated. |   |   |       |   |   |   |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                     |  |  |  |  |  |  |                     |
|---------------------|--|--|--|--|--|--|---------------------|
| <b>SEA OVERVIEW</b> | neutral SEA impact subject to mitigation |  |  |  |  |  | <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                   | N |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH                   | N | Housing                                    | 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 |  |         | 0 |  | 0                   | N |
| <b>PLANNING OVERVIEW</b>   | No air quality issues |   |  |         |   |  |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact    |   |  |         |   |  | <b>SEA SCORE: 0</b> |   |

| MATERIAL ASSETS  |     |            |  |   |    |                    |   |                  |   |
|--|-----|------------|--|---|----|--------------------|---|------------------|---|
| Is the site.....   |     | Brownfield | Y  | Comment; The site is occupied by partially derelict masonry buildings with light steel framed roofs some with asbestos cement sheet roofing remaining |    |                    |   |                  |   |
|  |     | Greenfield | N  |   |    |                    |   |                  |   |
| Is the site vacant or derelict   |     | D          | Is it contained within the Vacant and Derelict Land Survey           | N   | C  | 0                  | Previous industrial use; asbestos cement roofed buildings | +                | Y |
| 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 industrial units or their materials are not suitable for re-use. |   | SV | 0                  |   | 0                | Y |
| Does the site have existing and potential mineral extraction   |     | N          |  |   |    | 0                  |   | 0                | N |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH | N          |  |   |    | 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  |     | Pylons     | N  | Bord Gais Eirann pipeline   | N  | Shell oil pipeline | N   | Transco pipeline | N |
|  |     | Comment:   |  |   |    |                    |   |                  |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment |  |  |  | Information source | Pre mitigation score | Mitigation if appropriate |  |  | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|

|  |   |  |                  |   |     |   |                  |   |                |   |                     |   |  |
|--|---|--|------------------|---|-----|---|------------------|---|----------------|---|---------------------|---|--|
| of the site  |   |  |                  |   |     |   |                  |   |                |   |                     |   |  |
| Will development of the site require consultation with any of the following bodies |   |  | Air Traffic/NATS | N | MoD | N | Carlisle Airport | N | Coal Authority | N | HSE                 | N |  |
| <b>PLANNING OVERVIEW</b>   | Re-use of derelict site and removal of potential contaminants will benefit the site surroundings. |  |                  |   |     |   |                  |   |                |   |                     |   |  |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |  |                  |   |     |   |                  |   |                |   | <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 |  |  | Access to the site can be taken from the existing access onto the U769a (Park Place) to the east of the site. There is scope to form an adoptable access. There may be potential for pedestrian connectivity onto Park Place, Rosebank Place and Park View. Planning permission for 15 dwellings was granted under 07/P/4/0654. Any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. |  |  |  |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   | There is access available to the site subject to design and layout |  |  |  |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |   |   |  |  |  |  |         |   |  |  |                     |  |  |
|---|---|---|--|--|--|--|---------|---|--|--|---------------------|--|--|
| What is the site aspect (e.g. N, W, etc.)   |   |   | North-east facing dwellings on Park Place                          |  |  |  | SV, GIS | 0 |  |  |                     |  |  |
| Can the site make best use of solar gain    |   | Y | Potential for solar gain at rear if layout appropriately designed. |  |  |  | SV, GIS | 0 |  |  |                     |  |  |
| Is the site protected from prevailing winds |   | Y | By surrounding development   |  |  |  | SV, GIS | 0 |  |  |                     |  |  |
| <b>PLANNING OVERVIEW</b>                    | There is potential to design for solar gain |   |  |  |  |  |         |   |  |  |                     |  |  |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact                          |   |  |  |  |  |         |   |  |  | <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<br>Historic Built Environment - No Listed Buildings; no conservation area. However this is a street of traditional stone 1½ storey sandstone dwellings. It would also be a good design feature to create some form of 'square' |   |  |  |  |   |   |
|   |                                      |   | 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 | Use of design which continues existing character of Park Place would enhance historic environment |   |                                   |   | GIS, SV, C  | 0 |  |  |  | 0 | N |
| <b>PLANNING OVERVIEW</b>  | Potential to continue local identity |   |   |   |                                   |   |   |   |  |  |  |   |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                     |                    |                     |
|---------------------|--------------------|---------------------|
| <b>SEA OVERVIEW</b> | Neutral SEA impact | <b>SEA SCORE: 0</b> |
|---------------------|--------------------|---------------------|

| LANDSCAPE   |  |                     |   |   |      |   |                       |   |   |   |
|---|--|---------------------|---|---|------|---|-----------------------|---|---|---|
| Is the site within or adjoining any of the following  |  |                     | NSAs  | N | RSAs | N | Comment : No Comments |   |   |   |
|   |  |                     | Wild Land   | N | TPOs | N |                       |   |   |   |
| Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level |  | N                   | Only trees on site are row of Cupressus leylandii which are compromised by existing buildings |   |      |   | SV, GIS               | 0 | 0 | N |
| Will development of the site be well integrated visually with the existing settlement   |  | Y                   | Subject to design   |   |      |   | SV, GIS               | 0 | 0 | N |
| Are there any locally attractive views that will be impacted by development of the site   |  | N                   |   |   |      |   | SV, GIS               | 0 | 0 | N |
| <b>PLANNING OVERVIEW</b>  | No landscape features of note would be lost. |                     |   |   |      |   |                       |   |   |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                           | <b>SEA SCORE: 0</b> |   |   |      |   |                       |   |   |   |

| PLANNING/EFFECTIVENESS ISSUES  |  |                  |
|--|--|------------------|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Within Lockerbie |
| 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>  | Brownfield site which could utilise existing infrastructure. Site close to community facilities, town centre and railway station and among existing residential development. Scope to encourage active travel and use of sustainable transport |                  |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Health and Material Assets.   |                  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |                                   |   |  |
|---|-----------------------------------|---|--|
| <b>Site Ref:</b> LRB.H4   | <b>Source of site suggestion:</b> | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> Netherplace Farm                              |                                   |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>               | <b>Existing LDP allocations/ designations:</b>  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313804, 580918 |                                   |   |  |
| <b>Site Size (ha):</b> 13.23                                    | <b>Proposed use:</b>              | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

### 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 site is crossed by an open burn where there may be potential for some protected species and potential to enhance biodiversity; also some mature trees on site which should be retained in and protected from development |  |   |  |         |                         |   |                           |   |
| Are there any known invasive species within the site   |  | N |  | SV, GIS | 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 | Opportunity to incorporate burn into layout and introduce additional native trees which would enhance biodiversity | SV, GIS | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | There are opportunities for enhancing the biodiversity interest of the site in a development |   |  |         |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact   |   |  |         |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |  |                          |   |  |               |                   |                     |                           |    |          |           |
|--|--|--------------------------|---|--|---------------|-------------------|---------------------|---------------------------|----|----------|-----------|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA   | N                        | The site is open agricultural land and potentially used informally for walking. |  | SV, GIS       | 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)            | <1  | Comment: RoW across northern part of site. Annandale Way approximately 400m from site. National Cycle Route 74 is on Carlisle Road outside site. |               |                   |                     |                           |    |          |           |
|  |  | Right of Way             | Y   |  |               |                   |                     |                           |    |          |           |
|  |  | Core 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  | 1-5 [~1.4 km] | Hospitalities     | <1                  | Local shops (convenience) | <1 | Bus stop | <1 [0.15] |
| 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:   | Lockerbie Primary School |   |  |               | Lockerbie Academy |                     |                           |    |          |           |
|  | Capacity:  | 25                       |   |  |               | 116               |                     |                           |    |          |           |
|  | Distance:  | 1-5                      |   |  |               | 1-5               |                     |                           |    |          |           |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B   | N                        |   | GIS  | 0             |                   | 0                   | N                         |    |          |           |
| <b>PLANNING OVERVIEW</b>   | The site is located close to a number of local amenities and facilities. |                          |   |  |               |                   |                     |                           |    |          |           |
| <b>SEA OVERVIEW</b>  | Positive SEA impact  |                          |   |  |               |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |  |     |     |   |  |   |   |
|--|--|---|--|-----|-----|---|--|---|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | Y | Soil classification (The James Hutton Institute)   | 3.2 | GIS | X |  | X | N |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |  | N |  |     | GIS | 0 |  |   |   |
| Are there any contaminated soils issues on the site  |  |   | Site mainly agricultural use but a foot and mouth pyre site is recorded within the site. |     |     | X | Site of foot and mouth pyre would require investigation before development. The railway line runs adjacent to the site. Garden ground adjacent to the railway may require soil sampling to make sure it is suitable for use. | 0 | Y |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF   | N |  |     |     | 0 |  | 0 | N |
| <b>PLANNING OVERVIEW</b>   | Development would result in the loss of agricultural land within the settlement boundary |   |  |     |     |   |  |   |   |
| <b>SEA OVERVIEW</b>  | Negative SEA impact  |   |  |     |     |   | <b>SEA SCORE: X</b>  |   |   |

| WATER   |            |   |  |  |            |   |  |   |   |
|---|------------|---|--|--|------------|---|--|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | Y | Northcroft Burn runs as an open stream for the majority of the length of the core of site  |  | GIS, SV,C  | 0 |  | 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 | Y | Site appears in pluvial SEPA flood maps. Body of water traverses the site. [DGFT]<br>A minor watercourse flows through the site which could represent a potential flood risk. [SEPA]<br>A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. [SEPA] |  | GIS, C     | X | Flood Risk Assessment required. Appropriate surface water management measures should be adopted. | 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) |            | Y | The LDP notes indicate that the burn would be kept open although there may be a need for a crossing as it bisects the site over much of its length.  |  | GIS, SV, O | 0 | Design OF structure required   | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH        | Y | May be work needed to Lockerbie WwTw so build out rates need to be established [SW]  |  | C          | 0 | Early engagement with SW   | 0 | Y |
| Is there sufficient capacity for the development to connect to the mains water  | PHH        | Y | Black Esk WTW has sufficient capacity [SW]<br>12" Trunk main east of site approx 9m from boundary  |  | C          | 0 | Flow and Pressure test or Water Impact Assessment <u>may</u> be required [SW]                    | 0 | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                          |  |  |      |  |  |  |                     |  |  |
|--------------------------|--|--|------|--|--|--|---------------------|--|--|
| supply                   |  |  | [SW] |  |  |  |                     |  |  |
| <b>PLANNING OVERVIEW</b> | There are a number of flood and water and sewerage issues to overcome. |  |      |  |  |  |                     |  |  |
| <b>SEA OVERVIEW</b>      | With mitigation, will have a neutral SEA impact.                       |  |      |  |  |  | <b>SEA SCORE: 0</b> |  |  |

| AIR QUALITY  |  |   |  |         |   |   |                     |  |  |
|--|--|---|--|---------|---|---|---------------------|--|--|
| Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA              |  | N | There are no AQMA at present in the region   | C       | 0 |   | 0                   |  |  |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH  | Y | The railway line runs adjacent to the site and there may be potential contamination including farm related uses subject to layout especially if garden ground proposed adjacent to the railway.<br>Also impact of noise pollution from the railway will require to be considered | C       | X | Limited soil sampling may be required to ensure suitable for garden use.<br><br>Noise assessment in respect of railway may be required and appropriate noise attenuation provided in development. | 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, GIS | 0 |   | 0                   |  |  |
| <b>PLANNING OVERVIEW</b>   | No air quality issues identified but need to consider previous use of land and proximity to railway. |   |  |         |   |   |                     |  |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact   |   |  |         |   |   | <b>SEA SCORE: 0</b> |  |  |

| MATERIAL ASSETS  |     |            |   |   |              |   |  |     |  |
|--|-----|------------|---|---|--------------|---|--|-----|--|
| Is the site.....   |     | Brownfield |   | Comment Agricultural land with some farm buildings within settlement boundary |              |   |  |     |  |
|  |     | Greenfield | Y   |   |              |   |  |     |  |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey  | N   | SV, GIS      | 0 |  | 0 Y |  |
| 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 farm buildings at northern end of site some of which might be incorporated into development and existing infrastructure re-used. |   | SV, GIS, C,O | 0 |  | 0 Y |  |
| Does the site have existing and potential mineral extraction   |     | N          |   |   | SV, GIS      | 0 |  | 0 N |  |
| Is the site in the vicinity of a waste management site and could, therefore,   | PHH | N          |   |   | SV, GIS      | 0 |  | 0 N |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|  |   |     |                      |                               |                        |                      |                     |  |
|--|---|-----|----------------------|-------------------------------|------------------------|----------------------|---------------------|--|
| compromise the waste handling operation  |   |     |                      |                               |                        |                      |                     |  |
| Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9) |   | n/a |                      |                               |                        |                      |                     |  |
| Are there any of the following servicing constraints that impact on the development of the site  |   |     | Pylons   N           | Bord Gais Eirann pipeline   N | Shell oil pipeline   N | Transco pipeline   N |                     |  |
| 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>   | Loss of greenfield site with potential to reuse some infrastructure |     |                      |                               |                        |                      |                     |  |
| <b>SEA OVERVIEW</b>  | Negative SEA impact   |     |                      |                               |                        |                      | <b>SEA SCORE: X</b> |  |

| ROADS/ACCESS   |  |  |  |  |  |  |  |  |   |
|--|--|--|--|--|--|--|--|--|---|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |  |  | This proposed site for 200 dwellings can be served by an existing spur from the B723 public road. A further spur from the B723 may allow pedestrian/cycle connectivity. If the existing area of development at Netherside were to be demolished, this could be extended to form further adoptable access. Pedestrian/cycle link to Mains Drive may also be possible. Given the size of the proposed development, a masterplan should be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. If a secondary access from Netherside cannot be achieved it should be noted that I would not be in favour of the formation of an overlong cul-de-sac (i.e. more than 100 no. houses). 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. |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   | There are a number of roads issues to be overcome some of which may conflict with other aspirations. A masterplan as proposed in LDP1 should be provided to resolve. |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |   |   |  |            |   |  |                     |   |
|---|---|---|--|------------|---|--|---------------------|---|
| What is the site aspect (e.g. N, W, etc.)   |   |   | Subject to the design and layout of masterplan potential for a number of orientations. | SV, GIS, O | 0 |  | 0                   | Y |
| Can the site make best use of solar gain    |   | Y | Potential to use open space in layout to allow solar gain to some dwellings.           | SV, GIS    | 0 |  | 0                   | Y |
| Is the site protected from prevailing winds |   | N | No significant shelter but potential to provide some with tree planting                | SV, GIS    | 0 |  | 0                   | Y |
| <b>PLANNING OVERVIEW</b>                    | The site has some potential to take advantage of orientation subject to design and layout |   |  |            |   |  |                     |   |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact  |   |  |            |   |  | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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 although site of former tower house on north-east within a garden area. Historic Built Environment - No listed buildings or conservation area status. Retention of traditional steading buildings and walls would be desirable. |   |  |
|   |   |   | 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   | N |                     |   | SV, GIS, C                        | 0 | 0  | N |  |
| <b>PLANNING OVERVIEW</b>  | There is an archaeological site on the north-western edge and a number of stone walls/buildings to consider |   |                     |   |                                   |   |  |   |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact  |   |                     |   |                                   |   | <b>SEA SCORE: 0</b>  |   |  |

| LANDSCAPE   |  |   |  |   |      |            |   |   |   |
|---|--|---|--|---|------|------------|---|---|---|
| Is the site within or adjoining any of the following  |  |   | NSAs   | N | RSAs | N          | Comment: There are a number of existing trees and an open water feature and opportunity to increase tree planting on the eastern boundary adjacent to railway line. |   |   |
|   |  |   | 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 | Watercourse and existing trees can be incorporated into the site |   |      | SV, GIS, C | 0   | 0 | Y |
| Will development of the site be well integrated visually with the existing settlement   |  | Y | Subject to design and layout                                     |   |      | SV, GIS    | 0   | 0 | N |
| Are there any locally attractive views that will be impacted by development of the site   |  | Y | Views to the east are attractive.                                |   |      | SV, GIS    | 0   | 0 | N |
| <b>PLANNING OVERVIEW</b>  | Potential for landscape enhancement within development |   |  |   |      |            |   |   |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                                     |   |  |   |      |            | <b>SEA SCORE: 0</b>   |   |   |

| PLANNING/EFFECTIVENESS ISSUES  |  |  |
|--|--|--|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Yes within south eastern edge of settlement and well located for a number of services and facilities |
| 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 a greenfield site but well located in terms of the tow and its range of facilities. The site is contained by the railway on the east and roads and |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                            |   |  |  |  |  |  |  |  |
|----------------------------|---|--|--|--|--|--|--|--|
|                            | existing residential areas on the west. It would provide an effective residential development subject to the layout and water issues being properly considered and mitigated and linkages with existing pedestrian and cycle routes being created within the site.                                      |  |  |  |  |  |  |  |
| <b>OVERALL SEA COMMENT</b> | Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets. It involves the loss of greenfield land; it is close to community facilities, the town centre and railway station. There is scope to encourage active travel and use of sustainable transport |  |  |  |  |  |  |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |   |  |  |
|---|---|--|--|
| <b>Site Ref:</b> LRB.MU1  | <b>Source of site suggestion:</b>               | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br><br>No planning history but directly adjoins 14/P/4/0153 extension and stables to veterinary centre |  |
| <b>Site name:</b> Land west of ice rink                         | Call for sites                                  |  |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b><br>Arable agricultural land | <b>Existing LDP allocations/ designations:</b><br>Allocated for mixed use  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313223, 582295 |   |  |  |
| <b>Site Size (ha):</b> 4.44                                     | <b>Proposed use:</b><br>Mixed use – 80 units    | <b>HMA:</b> Dumfries   | <b>Date completed:</b><br>Oct/Nov 2016 |

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

|                                   |                                     |   |
|-----------------------------------|-------------------------------------|---|
| <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

### 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 but noted that line of mature trees along Glasgow Road and other boundary vegetation including along former railway line should be retained |  |   |   |            |                         |   |                           |   |
| Are there any known invasive species within the site  |  | N |   | GIS        | 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 | As long as tree/hedge lines maintained in development | GIS, SV, C | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>  | Potential to retain and enhance boundary vegetation. |   |   |            |                         |   |                           |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                                   |   |   |            |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |  |                          |  |  |         |                   |                     |                           |    |
|--|--|--------------------------|--|--|---------|-------------------|---------------------|---------------------------|----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA   | N                        | Agricultural land. Informal use of parts of perimeter for walking evident. |  | 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)            | <1   | Comment: South west tip of site crossed by RoW |         |                   |                     |                           |    |
|  |  | Right of Way             | Y  |  |         |                   |                     |                           |    |
|  |  | Core path                | N  |  |         |                   |                     |                           |    |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF   | Cycle path               | N  |  |         |                   |                     |                           |    |
|  |  | Community/village hall   | <1   | Sports facilities                              | <1      | Hospitalities     | <1                  | Local shops (convenience) | <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:   | Lockerbie Primary School |  |  |         | Lockerbie Academy |                     |                           |    |
|  | Capacity:  | 25                       |  |  |         | 116               |                     |                           |    |
|  | Distance:  | <1                       |  |  |         | <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>   | The site is close to many local facilities and services. |                          |  |  |         |                   |                     |                           |    |
| <b>SEA OVERVIEW</b>  | Positive SEA impact                                      |                          |  |  |         |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |   |                |   |  |                     |   |
|--|--|---|---|----------------|---|--|---------------------|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | Y | Soil classification (The James Hutton Institute)<br>The site is agricultural land within the settlement boundary of Lockerbie | 3.1<br>GIS, SV | X |  | X                   | 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 |
| <b>PLANNING OVERVIEW</b>   | Although the site is prime agricultural land in arable production it lies within the settlement boundary |   |   |                |   |  |                     |   |
| <b>SEA OVERVIEW</b>  | Negative SEA impact  |   |   |                |   |  | <b>SEA SCORE: X</b> |   |

| WATER   |            |   |  |        |   |   |   |   |
|---|------------|---|--|--------|---|---|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | Y | Watercourse directly adjacent to part of site.   |        | 0 |   | 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 | Y | Site appears in pluvial SEPA flood maps. Body of water adjacent to the site [DGFT]<br>Surface water - high risk from burn [SEPA]                                   | C, GIS | X | Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.  | 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) |            | Y | Culvert located immediately downstream of site.  | C, GIS | 0 | Drainage impact assessment & Flood risk assessment required   | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH        | ? | Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW                               | C      | ? | Subject to required improvements  | 0 | Y |
| Is there sufficient capacity for the development to connect to the mains water supply   | PHH        | Y | Black Esk WTW has sufficient capacity but further investigation may be required to establish what impact, if any this development has on the existing network [SW] | C      | 0 | Flow and Pressure test or Water Impact Assessment<br>Early engagement with SW via the Pre-Development Enquiry process is strongly recommended | 0 | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                          |  |  |  |  |  |  |                     |  |  |
|--------------------------|--|--|--|--|--|--|---------------------|--|--|
| <b>PLANNING OVERVIEW</b> | There are a number of flooding issues and water treatment matters that would need to be overcome and may impact on area of build |  |  |  |  |  |                     |  |  |
| <b>SEA OVERVIEW</b>      | Neutral SEA impact subject to mitigation and design  |  |  |  |  |  | <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                   | N |  |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH   |   | Roads Transport Depot to north, veterinary clinic to east, former railway line open space to south and roads to west [Glasgow Road, gap and M74] | 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 | There is nothing known at present.   | C       | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | Air quality would not be an issue for business/industry use and unlikely to be an issue for housing |   |  |         |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |  |         |   |  | <b>SEA SCORE: 0</b> |   |  |

| MATERIAL ASSETS  |     |            |   |  |   |  |   |   |  |
|--|-----|------------|---|--|---|--|---|---|--|
| Is the site.....   |     | Brownfield | N   | Comment: Agricultural land used for arable production. |   |  |   |   |  |
|  |     | Greenfield | Y   |  |   |  |   |   |  |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey                                | SV, GIS  | X |  | X | 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          |   | SV, GIS  | X |  | X | N |  |
| 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          | However, is adjacent to Roads Transport Depot where noise may be an issue for residential | GIS, 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   |     | n/a        |   |  | 0 |  | 0 | N |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |   |  |                    |                             |                      |                    |                     |  |  |
|---|---|--|--------------------|-----------------------------|----------------------|--------------------|---------------------|--|--|
| (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               |  |  |
| <b>PLANNING OVERVIEW</b>  | Loss of greenfield, agricultural land; potential for surface water flooding issues; close to roads transport depot and close to m74 road with risk of noise pollution for residential use |  |                    |                             |                      |                    |                     |  |  |
| <b>SEA OVERVIEW</b>   | Negative SEA impact for loss of agricultural land   |  |                    |                             |                      |                    | <b>SEA SCORE: X</b> |  |  |

| ROADS/ACCESS   |  |  |   |  |  |  |  |  |  |
|--|--|--|---|--|--|--|--|--|--|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |  |  | The proposed site is bound to the west by the B7076 and shares a frontage of approx 70m with the B7068 Glasgow Road. The site lies higher than Glasgow Road and there is a retaining feature along the road boundary. Access would therefore require significant engineering works. There may be potential to form an access which would incorporate the existing access to the veterinary surgery. Access to the B7076 "APR" may not be appropriate for housing, however; access to the B7076 would be acceptable to serve a commercial or business/industry proposal. It would be appropriate that a Transport Assessment be provided and that a masterplan approach be adopted. Development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed use. Parking provision should be in accordance with Dumfries and Galloway Council parking standards. |  |  |  |  |  |  |
| <b>PLANNING OVERVIEW</b>   | The access is potentially challenging especially for housing development. On wider issues the proximity of the M74 and the Roads Transport Depot may have noise pollution risks for residential use of the site but not for industrial/business use. |  |   |  |  |  |  |  |  |

| CLIMATIC FACTORS                            |   |   |   |         |   |  |                     |  |
|---|---|---|---|---------|---|--|---------------------|--|
| What is the site aspect (e.g. N, W, etc.)   |   |   | Longest road frontage is to the west but has a range of aspects   | SV, GIS | 0 |  | 0                   |  |
| Can the site make best use of solar gain    |   | Y | A well designed layout good take advantage of solar gain and natural lighting for industrial use and some potential for residential properties too. | SV, GIS | 0 |  | 0                   |  |
| Is the site protected from prevailing winds |   | N | Slightly raised - between 70m and 75m AOD   | SV, GIS | 0 |  | 0                   |  |
| <b>PLANNING OVERVIEW</b>                    | There is some potential for passive solar gain but little protection from prevailing wind for either housing or an industrial scheme. |   |   |         |   |  |                     |  |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact  |   |   |         |   |  | <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 | Conservation Area N | Inventory of Historic Battlefield N | Comment Archaeology - Southern edge bound by route of former railway. Nearby sites indicate the possibility of prehistoric remains, evaluation would be required. |  |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |  |                     |  |  |   |   |   |   |  |
|---|--|---------------------|--|--|---|---|---|---|--|
|   |  | World Heritage Site | N  | Inventory & Non-Inventory Garden or Designed Landscape | N | Historic Built Environment - No Conservation Area or Listed Buildings. No notable historic buildings. Areas of archaeological interest noted above. |   |   |  |
|   |  | Archaeological site | Y  |  |   |   |   |   |  |
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L  |                     | Bounded on southern edge by course of former railway |  |   | X   | Nearby sites indicate the possibility of prehistoric remains, evaluation would be required. | 0 |  |
| <b>PLANNING OVERVIEW</b>  | Some potential for archaeological interest noted which would require further evaluation and exploration. |                     |  |  |   |   |   |   |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact subject to mitigation   |                     |  |  |   |   | <b>SEA SCORE: 0</b>   |   |  |

| LANDSCAPE   |  |           |   |      |            |  |                     |   |   |
|---|--|-----------|---|------|------------|--|---------------------|---|---|
| Is the site within or adjoining any of the following  |  | NSAs      | N   | RSAs | N          | Comment Awkward site, with some potential to the eastern areas, but has some complex issues and performs a variety of functions with respect to wider landscape character and visual qualities. Specifically the western edge should remain green space, potentially planted, as a buffer and partial screen between the road / motorway corridor and the town, benefiting local and wider landscape |                     |   |   |
|   |  | Wild Land | N   | TPOs | N          |  |                     |   |   |
| Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level |  | Y         | Site rises from west to east and south to north-east. It has a distinctive tree line on western road boundary and a burn with associated vegetation along eastern boundary and former railway to southern boundary.   |      | SV, GIS, C | 0  |                     | 0 | N |
| Will development of the site be well integrated visually with the existing settlement   |  | Y         | The natural topography of the site needs to be taken into account. It will be very visible but if well designed buildings are included and layout can work with the site could integrate with the existing development. Landscape would benefit from large spaces between buildings which would preserve views and help with surface water drainage matters. Tree line should be retained and enhanced. |      | SV, GIS    | 0  |                     | 0 | N |
| Are there any locally attractive views that will be impacted by development of the site   |  | Y         | The view to the open site itself and hills beyond from Glasgow Road is an attractive view.  |      | SV, GIS    | 0  |                     | 0 | N |
| <b>PLANNING OVERVIEW</b>  | The site could be developed with sensitivity to incorporate and enhance existing landscape features. |           |   |      |            |  |                     |   |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact   |           |   |      |            |  | <b>SEA SCORE: 0</b> |   |   |

| PLANNING/EFFECTIVENESS ISSUES  |   |  |  |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|--|--|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y | Just within the western edge of the settlement boundary; B7076 forms western edge and M74 between 100m and 250m from edge of site. |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|  |   |  |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|--|
| Can the site be delivered within the LDP timeframe | Y   |  |  |  |  |  |  |  |
| <b>OVERALL PLANNING COMMENT</b>                    | There is potential for noise pollution in respect of residential uses which would not affect industry. However there are 2 existing residential properties adjacent to the roads depot. There are flooding, access and water supply issues which might be overcome with engineering and landscape layout solutions. Road access for a residential development would be more difficult than for industrial. Site is well placed for strategic transport network and for community facilities, town centre and railway station. Potential to encourage active travel and use of sustainable transport |  |  |  |  |  |  |  |
| <b>OVERALL SEA COMMENT</b>                         | Negative impact in terms of Material Assets as involves the loss of greenfield land. Positive SEA impact in terms of Population and Human Health due to proximity of community facilities and scope for active and sustainable travel.  |  |  |  |  |  |  |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |   |   |  |
|---|---|---|--|
| <b>Site Ref:</b> LRB.H201                     | <b>Source of site suggestion:</b><br>Call for sites | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> Caledonian Works            |   |   |  |
| <b>Settlement:</b> Lockerbie                  | <b>Current use:</b><br>Vacant industrial premises   | <b>Existing LDP allocations/ designations:</b>  |  |
| <b>OS Grid Reference (Easting, Northing):</b> |   |   |  |
| <b>Site Size (ha):</b> 0.8083                 | <b>Proposed use:</b> Housing                        | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

### 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 | ? | Marine Consultation Zones | N |
|  | Ancient/semi-natural woodland   |   | N                    | Comments: The site is currently a vacant industrial unit with low potential in terms of habitat for bats or protected birds. Preliminary inspection would ascertain likelihood and habitat provision could be made in a new development |                         |   |                           |   |
| Are there any known invasive species within the site   | N   |   |                      | SV & GIS  | 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 & GIS  | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | The site has low biodiversity potential subject to bat/bird investigation and habitat creation. |   |                      |   |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral Impact  |   |                      |   |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |  |  |  |  |          |   |  |                           |                     |          |     |
|--|--|--|--|--|----------|---|--|---------------------------|---------------------|----------|-----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA   | N  | The site is adjacent to a large area of open space but is already developed.     |  | SV & GIS | 0   | Design and layout to make best use of position alongside open space. |                           | 0                   | Y        |     |
| Are there any of the following within or adjacent to the site and will development impact on them  | MA or CF   | Distance (km)  | <0.1   | Comment: there is open space immediately adjacent and public road network which would accommodate active travel. |          |   |  |                           |                     |          |     |
|  |  | Right of Way   | N  |  |          |   |  |                           |                     |          |     |
|  |  | Core path  | N  |  |          |   |  |                           |                     |          |     |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF   | Community/village hall   | <1   | Sports facilities  | <1       | Hospitalities                               | <1   | Local shops (convenience) | <1                  | 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<br>School name: Lockerbie Primary School<br>Capacity: 25<br>Distance: <1 |  |          | Secondary<br>Lockerbie Academy<br>116<br><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>   | The site is located well for active travel to school and facilities. |  |  |  |          |   |  |                           |                     |          |     |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact   |  |  |  |          |   |  |                           | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |   |   |  |               |   |  |                     |   |   |
|--|---|---|--|---------------|---|--|---------------------|---|---|
| Will development of the site result in the loss of the best quality agricultural land                                |   | N | Established business & industry site and adjacent to other business uses<br>Soil classification (The James Hutton Institute) | Built-up area |   | 0  |                     | 0 | N |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |   | N |  |               |   | 0  |                     | 0 | N |
| Are there any contaminated soils issues on the site  |   | Y | History of industrial use including fuel storage.  | C             | X | Contaminated land Site investigation and potential remediation would be required before redevelopment. |                     | 0 | Y |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF  | N |  | GIS & SV      |   | 0  |                     | 0 | N |
| <b>PLANNING OVERVIEW</b>   | The site has a history of potentially contaminating uses requiring site investigation/clean up prior to development for housing |   |  |               |   |  |                     |   |   |
| <b>SEA OVERVIEW</b>  | There would be neutral impact following removal of contaminants.  |   |  |               |   |  | <b>SEA SCORE: 0</b> |   |   |

| WATER   |  |   |   |          |   |                                      |   |   |  |
|---|--|---|---|----------|---|--------------------------------------|---|---|--|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B & L  | N |   | SV & GIS |   | 0                                    |   | 0 |  |
| Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere                                      | CF and PHH   |   | Site appears in close proximity of the pluvial SEPA flood maps. | C & GIS  | 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 |   | SV & GIS |   | 0                                    |   | 0 |  |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH  | Y | Lockerbie WwTW has sufficient capacity                          |          |   | 0                                    | Site investigation and remediation of contaminated land would need to be carried out. | 0 |  |
| Is there sufficient capacity for the development to connect to the mains water supply   | PHH  | Y | Black Esk WTW has sufficient capacity [SW]                      |          |   | 0                                    |   | 0 |  |
| <b>PLANNING OVERVIEW</b>  | There are no water or flood issues associated with the site and there would be no loss of open land. |   |   |          |   |                                      |   |   |  |
| <b>SEA OVERVIEW</b>   | Neutral impact on the water environment subject to contaminated land issues being mitigated.         |   |   |          |   |                                      | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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                              |   | Recreational open space, industrial, roads and residential | GIS & SV | 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 |  |          | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | There are no air quality issues. |   |  |          |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact               |   |  |          |   |  | <b>SEA SCORE: 0</b> |   |  |

| MATERIAL ASSETS  |   |            |   |  |   |                    |   |                  |   |
|--|---|------------|---|--|---|--------------------|---|------------------|---|
| Is the site.....   |   | Brownfield | Y   | Comment: The site is currently vacant industrial land with a redundant industrial building. Housing on this site has potential to restrict the use of adjoining industrial site. |   |                    |   |                  |   |
|  |   | Greenfield |   |  |   |                    |   |                  |   |
| Is the site vacant or derelict   |   | Y          | Is it contained within the Vacant and Derelict Land Survey  | SV & O   | 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          | Existing metal profile and masonry structure would be demolished. Some opportunity to recycle materials but unlikely to be on site. | SV   | X |                    | X |                  |   |
| Does the site have existing and potential mineral extraction   |   | N          |   | GIS  | 0 |                    |   |                  |   |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH                                       | N          |   | C & SV   | 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: No known constraints identified. |            |   |  |   |                    |   |                  |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment |  |  |  | Information source | Pre mitigation score | Mitigation if appropriate |  |  | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--|--|--|--------------------|----------------------|---------------------------|--|--|-----------------------|-----------------------|

|  |   |                  |   |     |   |                  |   |                |   |                     |   |  |
|--|---|------------------|---|-----|---|------------------|---|----------------|---|---------------------|---|--|
| 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 but recycling of existing buildings or materials unlikely and housing has potential to inhibit industrial development on adjoin site. |                  |   |     |   |                  |   |                |   |                     |   |  |
| <b>SEA OVERVIEW</b>  | Negative SEA impact.  |                  |   |     |   |                  |   |                |   | <b>SEA SCORE: X</b> |   |  |

| ROADS/ACCESS   |   |  |  |  |  |  |  |  |  |  |  |   |
|--|---|--|--|--|--|--|--|--|--|--|--|---|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |   | The proposed use of the site is for up to 12 dwellings. There are 2 existing accesses onto the U789a Alexandra Drive associated with the sites previous industrial use, there is potential to form an adoptable access. There may be potential for connectivity onto the U790a School Lane that leads to the existing football pitch, and also a possibility of a link to the existing King Edward Park. 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. |  |  |  |  |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   | There is acceptable vehicular access to the site and active travel links to amenities and facilities. |  |  |  |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |  |   |  |  |  |          |   |  |  |                     |   |   |
|---|--|---|--|--|--|----------|---|--|--|---------------------|---|---|
| What is the site aspect (e.g. N, W, etc.)   |  | Flat and open particularly on south and west sides. |  |  |  | SV & GIS | + |  |  |                     | + | N |
| Can the site make best use of solar gain    |  | Y   |  |  |  |          |   |  |  |                     |   |   |
| Is the site protected from prevailing winds |  | N   |  |  |  |          |   |  |  |                     |   |   |
| <b>PLANNING OVERVIEW</b>                    | The site has potential for development which takes advantage of passive solar gain and solar energy. |   |  |  |  |          |   |  |  |                     |   |   |
| <b>SEA OVERVIEW</b>                         | There is a small positive impact associated with the site.   |   |  |  |  |          |   |  |  | <b>SEA SCORE: +</b> |   |   |

| CULTURAL HERITAGE   |  |                     |   |                                   |   |   |  |  |  |                     |   |  |
|---|--|---------------------|---|-----------------------------------|---|---|--|--|--|---------------------|---|--|
| Will the development of the site affect any of the following including their setting                                | L  | Listed Building     | N | Scheduled Monuments               | N | Comment: No historic environment issues identified for this site, as of July 2016 |  |  |  |                     |   |  |
|   |  | 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                   |   |                                   | C | n/a   |  |  |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>  | There are no historic assets in the immediate locality |                     |   |                                   |   |   |  |  |  |                     |   |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                                     |                     |   |                                   |   |   |  |  |  | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| LANDSCAPE   |  |   |   |        |              |          |   |  |   |
|---|--|---|---|--------|--------------|----------|---|--|---|
| Is the site within or adjoining any of the following  |  |   | NSAs<br>Wild Land   | N<br>N | RSAs<br>TPOs | N<br>N   | Comment: Although not protected, there is a row of conifers along the frontage with Alexandra Road which are part of the wider setting of the locality. |  |   |
| 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 | Potential for loss of trees. Also potential for good design to interact with open space.  |        |              | SV & GIS | 0   |  | 0 |
| Will development of the site be well integrated visually with the existing settlement   |  | N | Development on this side of Alexandra Road is industrial, large footprint buildings and open space. Proposed use is for many small scale buildings. |        |              | SV & GIS | X   |  |   |
| Are there any locally attractive views that will be impacted by development of the site   |  | N |   |        |              | SV       | 0   |  | 0 |
| <b>PLANNING OVERVIEW</b>  | Scale of buildings in proposal contrary to immediately surrounding development |   |   |        |              |          |   |  |   |
| <b>SEA OVERVIEW</b>   | Negative SEA impact.   |   |   |        |              |          | <b>SEA SCORE: X</b>   |  |   |

| 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 | 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 has not been included in the MIR for housing as development would involve the potential neighbour conflict with adjacent existing industrial site and the loss of employment land. There are more sites proposed in Lockerbie for housing development than are required within the plan period of LDP2 and there are already a number of other sites proposed which are more appropriate. |  |
| <b>OVERALL SEA COMMENT</b>   | Subject to mitigation the SEA impact of redevelopment of this site is neutral.   |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |   |   |                                     |
|---|---|---|-------------------------------------|
| <b>Site Ref:</b> LRB.H202   | <b>Source of site suggestion:</b> Call for sites                      | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br><br>None recorded on DGi |                                     |
| <b>Site name:</b> land opposite Lockerbie golf course, Corie Road   |   |   |                                     |
| <b>Settlement:</b> Lockerbie  | <b>Current use:</b> Agriculture, leisure and recreation [golf course] | <b>Existing LDP allocations/ designations:</b>  |                                     |
| <b>OS Grid Reference (Easting, Northing):</b><br><br>314259, 582306 |   |   |                                     |
| <b>Site Size (ha):</b> 5.284  | <b>Proposed use:</b> Housing  | <b>HMA:</b> Dumfries  | <b>Date completed:</b> Oct/Nov 2016 |

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

Scoring Guidance

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

Legends

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

### BIODIVERSITY, FAUNA AND FLORA

|  |  |   |                      |   |                         |   |                           |   |
|--|--|---|----------------------|---|-------------------------|---|---------------------------|---|
| Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)                          | SACs   | N | LNR                  | N   | SPAs                    | N | SSSIs                     | N |
|  | NNR  | N | Local wildlife sites | N   | Natterjack toads        | N | Great Crested Newts       | N |
|  | RAMSAR   | N | Geodiversity Sites   | N   | Other protected species | N | Marine Consultation Zones | N |
|  | Ancient/semi-natural woodland  |   | N                    | Comments: There are avenues of mature trees along the field boundaries. Parts of the site are drained rough grazing . |                         |   |                           |   |
| Are there any known invasive species within the site   | N  |   |                      | C, 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  |   |                      | C, SV   | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | The site is a mix of rough grazing with mature trees each of which provide different habitats but there are no designations. |   |                      |   |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral impact on biodiversity   |   |                      |   |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |   |                        |  |                   |    |   |                     |                           |    |          |    |
|--|---|------------------------|--|-------------------|----|---|---------------------|---------------------------|----|----------|----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | N                      | The site is open agricultural land easily accessed from the edge of Lockerbie. Core Path 285 runs to the east of the site. | GIS, SV           | 0  | Good pedestrian access could be provided to playing fields.   | 0                   | N                         |    |          |    |
| Are there any of the following within or adjacent to the site and will development impact on them  | MA or CF  | Right of Way           | N  | Core path         | Y  | Comment: There are informal walking routes in the golf course area and core path 285 travels across the east of the site in a north - south direction. The narrow roads have no footways however within the housing area to the west they provide safe routes for cycling |                     |                           |    |          |    |
| 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 |
| 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                | Lockerbie Primary School   |                   |    | Secondary   | Lockerbie Academy   |                           |    |          |    |
|  |   | Capacity:              | 25   |                   |    | 116   |                     |                           |    |          |    |
|  |   | Distance:              | <1   |                   |    | <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>   | The site is steeply sloping and topographically approximately 30m above existing formal open space but has potentially good access to leisure walking routes. |                        |  |                   |    |   |                     |                           |    |          |    |
| <b>SEA OVERVIEW</b>  | The site is not far from facilities but there are large height differences  |                        |  |                   |    |   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |  |     |     |   |                     |   |
|--|--|---|--|-----|-----|---|---------------------|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute) | 5.3 | 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                   |   |
| 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 |  |     | GIS | 0 | 0                   |   |
| <b>PLANNING OVERVIEW</b>   | The site is of low agricultural quality land with no known contamination issues. |   |  |     |     |   |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral impact   |   |  |     |     |   | <b>SEA SCORE: 0</b> |   |

| WATER   |  |   |   |  |            |   |   |     |
|---|--|---|---|--|------------|---|---|-----|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L  | N | Part of the site boggy in wet season. There is a watercourse on the boundary of the site.   |  | SV, GIS    | X |   |     |
| 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. Body of water with trash screen located within site boundary. Various records held of flooding in the area attributed to surface water or other drainage issues. On boundary of watercourse catchment.[SEPA] |  | GIS, SV, C | X | Drainage Impact Assessment required. Depending on content a Flood Risk Assessment may also be required.   | ? 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 | A minor watercourse flows along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified.[SEPA] There is a 4" uPVC water main through THE site. [SW].   |  | C          | X | A Flood Risk Assessment is required. Watercourse on boundary should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.  | ? Y |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH  | ? | Not known if Lockerbie WwTw has capacity  |  | C          | ? | Further investigation may be required to establish what impact, if any this development will have on the existing network.  | 0 Y |
| Is there sufficient capacity for the development to connect to the mains water supply   | PHH  | Y | Black Esk WTW has sufficient capacity   |  | 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 Y |
| <b>PLANNING OVERVIEW</b>  | There are a number of unknown quantities in respect of flooding and waste water treatment which would require further investigation. It is not clear to what extent they |   |   |  |            |   |   |     |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                     |   |  |  |  |  |  |                     |  |
|---------------------|---|--|--|--|--|--|---------------------|--|
|                     | could be removed without further investigation.   |  |  |  |  |  |                     |  |
| <b>SEA OVERVIEW</b> | In respect of SEA a number of negative flood and drainage issues exist and it is unclear whether they would be fully overcome through mitigation. |  |  |  |  |  | <b>SEA SCORE: X</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   |   | Golf course, agricultural land and housing are the nearest land uses. There is an industrial area to the west of the housing. There is no likely source of pollution apparent. | GIS, SV | 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 |  | O       | 0 |  |                     |  |
| <b>PLANNING OVERVIEW</b>   | No pollution or risks of air pollution identified |   |  |         |   |  |                     |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                                |   |  |         |   |  | <b>SEA SCORE: 0</b> |  |

| MATERIAL ASSETS  |     |            |  |  |            |   |  |  |
|--|-----|------------|--|--|------------|---|--|--|
| Is the site.....   |     | Brownfield | N  | Comment: The site is a sloping area of rough grazing agricultural land adjacent to a golf course with a small watercourse, trees and a path along the boundary |            |   |  |  |
|  |     | Greenfield | Y  |  |            |   |  |  |
| Is the site vacant or derelict   |     | Y          | Is it contained within the Vacant and Derelict Land Survey | N  | SV, GIS, C | 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    | X |  |  |
| Does the site have existing and potential mineral extraction   |     | N          |  |  | GIS        | 0 |  |  |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH | N          |  |  | GIS        | 0 |  |  |
| Do sites for potential waste management facilities comply with the locational criteria   |     | n/a        |  |  |            |   |  |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |  |                  |   |                           |   |                    |   |                     |   |     |   |
|---|--|------------------|---|---------------------------|---|--------------------|---|---------------------|---|-----|---|
| set out in annex B of the Zero Waste Plan (paragraph 4.9)                                       |  |                  |   |                           |   |                    |   |                     |   |     |   |
| Are there any of the following servicing constraints that impact on the development of the site |  | Pylons           | N | Bord Gais Eirann pipeline | N | Shell oil pipeline | N | Transco pipeline    | N |     |   |
| 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>  | The development of this site would be a loss of greenfield land. |                  |   |                           |   |                    |   |                     |   |     |   |
| <b>SEA OVERVIEW</b>   | Negative SEA impact  |                  |   |                           |   |                    |   | <b>SEA SCORE: X</b> |   |     |   |

| ROADS/ACCESS   |   |   |  |  |  |  |  |  |  |  |
|--|---|---|--|--|--|--|--|--|--|--|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |   | This proposed site shares some 100m frontage with the C83a Corrie Road. It should be noted that the site lies outwith the 30mph speed restricted area of Lockerbie, with no footway provision and little scope to provide any. As such I would not be in favour of the inclusion of this site. However; it should be noted that there may be potential to access via the neighbouring LRB.H203 site which is also being considered. If this site were to form part of the neighbouring site I would be able to look more favourably upon development should appropriate access be achievable. |  |  |  |  |  |  |  |  |
| <b>PLANNING OVERVIEW</b>   | The existing narrow road access included mature trees along the roads and is considered unsuitable for access to a development in its present form. |   |  |  |  |  |  |  |  |  |

| CLIMATIC FACTORS                            |  |   |  |  |         |    |   |  |  |    |
|---|--|---|--|--|---------|----|---|--|--|----|
| What is the site aspect (e.g. N, W, etc.)   |  | Steeply sloping down towards west [10m across site] – westerly aspect |  |  | SV, GIS | X  |   | X  |  |    |
| Can the site make best use of solar gain    |  | Y   | The site is likely to have opportunity for passive solar gain  |  |         | SV | + | The layout could be designed to ensure solar gain                            |  | ++ |
| Is the site protected from prevailing winds |  | N   | The site is relatively open with little shelter although an avenue of mature trees exists on the western edge of the site. |  |         | SV | X | Design and shelter belt planting could reduce the impact of prevailing wind. |  | 0  |
| <b>PLANNING OVERVIEW</b>                    | There are a mix of factors with the steep slope of the site and its exposed nature being negative but the potential for solar gain being positive. |   |  |  |         |    |   |  |  |    |
| <b>SEA OVERVIEW</b>                         | Positive benefits from solar gain would not outweigh exposure and slope of site.   |   |  |  |         |    |   | <b>SEA SCORE: +/-</b>  |  |    |

| CULTURAL HERITAGE   |   |                     |   |                                   |        |  |   |  |     |   |
|---|---|---------------------|---|-----------------------------------|--------|--|---|--|-----|---|
| Will the development of the site affect any of the following including their setting    | L | Listed Building     | N | Scheduled Monuments               | N      | Comment: Known archaeological site within north-central part of the site. Recommend left as open space. Proximity of archaeology means rest of site will require evaluation. |   |  |     |   |
|   |   | 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 | L | N                   |   |                                   | C, GIS | X  | Scheme of archaeological investigation required. Outcome will determine area of development |  | +/- | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                             |  |  |  |  |  |  |                       |  |
|-----------------------------|--|--|--|--|--|--|-----------------------|--|
| to the historic environment |  |  |  |  |  |  |                       |  |
| <b>PLANNING OVERVIEW</b>    | Part of the site contains known archaeology with potential for other features to be found. |  |  |  |  |  |                       |  |
| <b>SEA OVERVIEW</b>         | Potential negative or neutral SEA impact.  |  |  |  |  |  | <b>SEA SCORE: +/x</b> |  |

| LANDSCAPE   |   |                   |        |   |            |  |   |   |
|---|---|-------------------|--------|---|------------|--|---|---|
| Is the site within or adjoining any of the following  |   | NSAs<br>Wild Land | N<br>N | RSA<br>TPOs   | N<br>N     | Comment: Inappropriate site with complex issues. Important rural backdrop in mitigating the impact of existing development, which extends too far up the slope. With the significant formal boundary beech tree plantings, these fields contribute to the rural setting of the town. Corrie Road is also tree and hedge lined. |   |   |
| Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level |   | ?                 |        | It is possible that there would be detriment to the trees and hedges of the area which could not be decided until an access and layout is provided. | GIS, C, SV | X  | There is no mitigation for loss of mature trees | X |
| Will development of the site be well integrated visually with the existing settlement   |   | N                 |        | The development would be on a slope above the existing developed areas.   | SV, GIS    | X  | It is not clear how this could be mitigated     | X |
| Are there any locally attractive views that will be impacted by development of the site   |   | Y                 |        | The view from the existing residential areas towards the golf course and agricultural land would be affected.                                       | SV, GIS    | X  | It is not clear how this could be mitigated     | X |
| <b>PLANNING OVERVIEW</b>  | The development would be highly visible on an area of open land above existing residential development and outside the boundary of the built up settlement. |                   |        |   |            |  |   |   |
| <b>SEA OVERVIEW</b>   | Negative SEA impact.  |                   |        |   |            |  | <b>SEA SCORE: X</b>                             |   |

| PLANNING/EFFECTIVENESS ISSUES  |  |   |
|--|--|---|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | N  | Separated from the settlement boundary by open agricultural 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  | However, it is not known whether the site could be accessed from Queensberry Road or Broomhouse Road. |
| Can the site be delivered within the LDP timeframe   | Y  |   |
| <b>OVERALL PLANNING COMMENT</b>  | The site lies beyond the settlement boundary. It relates poorly to the settlement as a result of the topography, its adverse impact on the landscape and outlook as a result of the potential for visual prominence of any development. There are also road access constraints as access would not be supported from Corrie Road [C83a]. A Drainage Impact Assessment & Flood Risk Assessment would be required. The site has known archaeology which would limit the area of development and constrain the layout, the extent of which would not be established until a scheme of investigation had been carried out. |   |
| <b>OVERALL SEA COMMENT</b>   | There are a number of negative SEA impacts and a number of unknowns, pending investigation.  |   |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |   |  |  |
|---|---|--|--|
| <b>Site Ref:</b> LRB.H203                                       | <b>Source of site suggestion:</b><br>Call for sites | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br><br>No planning history |  |
| <b>Site name:</b> land north of Hillview Street                 |   |  |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b> Agriculture                     |  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313991, 582147 |   | <b>Existing LDP allocations/ designations:</b>   |  |
| <b>Site Size (ha):</b> 2.61                                     | <b>Proposed use:</b> Housing                        | <b>HMA:</b> Dumfries   | <b>Date completed:</b><br>Oct/Nov 2016 |

| <b>TOPIC</b> | 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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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 – grazed land ,largely grass monoculture |                         |   |                           |   |
| 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   |   |                      | SV, GIS  | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | Grazed fields with little variety of habitat. |   |                      |  |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                            |   |                      |  |                         |   | <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                        | The site may be informally used for recreation but it is grazing land |  | SV, GIS | 0                 |                     | 0                         |    |          |     |
|   |  |                          | Distance (km)   | 0.3  |         |                   |                     |                           |    |          |     |
| 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: RoW about 0.3m to east of site linking it with another longer RoW National cycle route 74 runs through Lockerbie approx. 1km to the west of site. |         |                   |                     |                           |    |          |     |
|   |  | 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   | <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:   | Lockerbie Primary School |   |  |         | Lockerbie Academy |                     |                           |    |          |     |
|   | Capacity:  | 25                       |   |  |         | 116               |                     |                           |    |          |     |
|   | Distance:  | <1                       |   |  |         | <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>  | The site is well located for local services and amenities. |                          |   |  |         |                   |                     |                           |    |          |     |
| <b>SEA OVERVIEW</b>   | Positive SEA impact  |                          |   |  |         |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |  |            |   |  |                     |   |
|--|--|---|--|------------|---|--|---------------------|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute)<br>The site is on the edge of the settlement on sloping land and currently used for grazing | 5.3<br>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 |  | SV, 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 |
| <b>PLANNING OVERVIEW</b>   | There would be no loss of prime agricultural land. |   |  |            |   |  |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                                 |   |  |            |   |  | <b>SEA SCORE: 0</b> |   |

| WATER   |            |   |  |            |   |  |   |   |
|---|------------|---|--|------------|---|--|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | N |  | SV, GIS    | 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 | Site appears in pluvial SEPA flood maps. DGC hold flood records in connection to the site. A surface water flood hazard has been identified with various records of flooding in the area from surface water drainage issues [SEPA] | C          | X | Drainage Impact Assessment required. Discuss with FPA and Scottish Water. Appropriate surface water management measures should be adopted. | 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 watercourses on site  | C, GIS, SV | 0 |  | 0 | N |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH        | Y | However, early engagement with Scottish Water is recommended to  | C          | 0 | Discuss build out rates and to establish any potential investment at the WWTW  | 0 | Y |
| Is there sufficient capacity for the development to connect to the mains water supply   | PHH        | Y | Black Esk WTW has sufficient capacity 4" uPVC water main through site. Development may affect existing network.  | C          | 0 | Further investigation such as Flow and Pressure test or Water Impact Assessment may be required  | 0 | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                          |  |  |  |  |  |  |                     |  |  |
|--------------------------|--|--|--|--|--|--|---------------------|--|--|
| <b>PLANNING OVERVIEW</b> | There are a number of flood and water supply/waste issues that will need to be overcome through mitigation |  |  |  |  |  |                     |  |  |
| <b>SEA OVERVIEW</b>      | After mitigation neutral SEA impact  |  |  |  |  |  | <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                   | N |  |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH                    | N | Residential, agriculture and recreation    | 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 |  |         | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | No air quality issues. |   |  |         |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact     |   |  |         |   |  | <b>SEA SCORE: 0</b> |   |  |

| MATERIAL ASSETS  |     |            |  |   |         |   |   |   |
|--|-----|------------|--|---|---------|---|---|---|
| Is the site.....   |     | Brownfield | N  | Comment The site is currently open grazing land |         |   |   |   |
|  |     | Greenfield | Y  |   |         |   |   |   |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey | N   | SV, GIS | X | X | 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          | Vacant land and no infrastructure                          |   | SV, GIS | 0 | 0 | N |
| Does the site have existing and potential mineral extraction   |     | N          |  |   | SV, 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          |  |   | SV, 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        |  |   | SV, GIS | 0 | 0 | N |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |  |  |                  |   |                           |   |                    |                     |                  |   |     |   |
|---|--|--|------------------|---|---------------------------|---|--------------------|---------------------|------------------|---|-----|---|
| Are there any of the following servicing constraints that impact on the development of the site |  |  | Pylons           | N | Bord Gais Eirann pipeline | N | Shell oil pipeline | N                   | Transco pipeline | N |     |   |
| 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>  | This is a greenfield site alongside the settlement boundary with no infrastructure |  |                  |   |                           |   |                    |                     |                  |   |     |   |
| <b>SEA OVERVIEW</b>   | Negative SEA impact  |  |                  |   |                           |   |                    | <b>SEA SCORE: X</b> |                  |   |     |   |

| ROADS/ACCESS   |  |  |  |  |  |  |  |  |  |  |   |
|--|--|--|--|--|--|--|--|--|--|--|---|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |  |  | This proposed site could be accessed from either Hillview Street or Lambhill Terrace, with potential for a pedestrian/cycle link to Sydney Place. There is extremely limited off-street parking available on Hillview Street and Lambhill Terrace and parked vehicles severely restrict access at times. Development of this site may exacerbate access and parking issues. There may be potential for a pedestrian link to the north however this would require land outwith the application site. Any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. |  |  |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   | There are a number of vehicular access issues to be overcome |  |  |  |  |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |  |   |   |  |  |         |   |                     |  |   |  |
|---|--|---|---|--|--|---------|---|---------------------|--|---|--|
| What is the site aspect (e.g. N, W, etc.)   |  |   | The site slopes down towards the south-west and subject to design and landscape issues could benefit from solar gain. |  |  | SV, GIS |   |                     |  |   |  |
| Can the site make best use of solar gain    |  | Y | Careful orientation of properties in layout could benefit from solar gain   |  |  | SV, GIS | + |                     |  | + |  |
| Is the site protected from prevailing winds |  | N | No protection from prevailing south-westerly prevailing wind  |  |  | SV, GIS | X |                     |  | X |  |
| <b>PLANNING OVERVIEW</b>                    | Some potential for solar gain but no protection from wind. |   |   |  |  |         |   |                     |  |   |  |
| <b>SEA OVERVIEW</b>                         | Combined neutral SEA impact                                |   |   |  |  |         |   | <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 - Nearby sites indicate the possibility of prehistoric remains, evaluation would be required. Historic Built Environment - Nearest Listed Building is Category B Auction Mart but site separated from it by housing. No conservation area. |   |  |   |   |
|   |   |   | 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 | Y | Breaking ground may uncover historic artefacts as nearby archaeological sites. |   |                                   | C, GIS | 0  | Scheme of investigation or watching brief |  | 0 | Y |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|                          |  |  |  |  |  |  |                     |
|--------------------------|--|--|--|--|--|--|---------------------|
| <b>PLANNING OVERVIEW</b> | No heritage issues other than potential discoveries in the ground. |  |  |  |  |  |                     |
| <b>SEA OVERVIEW</b>      | Neutral SEA impact   |  |  |  |  |  | <b>SEA SCORE: 0</b> |

| LANDSCAPE   |   |   |  |  |              |   |  |   |
|---|---|---|--|--|--------------|---|--|---|
| Is the site within or adjoining any of the following  |   |   | NSAs<br>Wild Land  |  | RSAs<br>TPOs |   | Comment: Appropriate infill site, given existing upslope development. However, a proportion of this site should be retained as Public Open Space, with potential linkages to upslope land, existing and any potential play areas or other community resource. [upper slopes now form H202] |   |
| 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 | The site slopes up to the north-east and development would need to take account of this setting by including open space and ensure that there are links made with other areas of open space/play space |  | SV,<br>C     | 0 |  | 0 |
| Will development of the site be well integrated visually with the existing settlement   |   | Y | Appropriate infill site, given existing upslope development  |  | SV,<br>C     | 0 | A proportion of this site should be retained as Public Open Space, with potential linkages to up slope land, existing and any potential play areas or other community resource.  | 0 |
| Are there any locally attractive views that will be impacted by development of the site   |   | Y | Scheme has potential to spoil views to north-east  |  | SV,<br>GIS   | 0 |  | 0 |
| <b>PLANNING OVERVIEW</b>  | There are a number of design issues to consider in terms of the landscape setting |   |  |  |              |   |  |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact subject to design  |   |  |  |              |   | <b>SEA SCORE: 0</b>  |   |

| PLANNING/EFFECTIVENESS ISSUES  |   |                                 |
|--|---|---------------------------------|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y   | Adjacent to 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   |                                 |
| <b>OVERALL PLANNING COMMENT</b>  | Sloping open agricultural land directly adjoining the settlement with some potential for archaeology. The location is suited to development as it is close to many local amenities and facilities. Access for pedestrians, cycles and vehicles can be provided, linking to existing networks.       |                                 |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Human Health; negative impact in terms of Material Assets as it involves the loss of greenfield land. Proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. |                                 |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |  |   |  |
|---|--|---|--|
| <b>Site Ref:</b> LRB.H204                                       | <b>Source of site suggestion:</b>                | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br><br>No planning history other than:<br>Demolition of building partly on site and partly on land to north edge 03/D/4/0023<br>Erection of agricultural shed 00/P/4/0338 |  |
| <b>Site name:</b> Carlisle Road                                 | Call for sites                                   |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b><br>Vacant, agricultural land | <b>Existing LDP allocations/ designations:</b>  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313826, 580486 |  |   |  |
| <b>Site Size (ha):</b> 2.67                                     | <b>Proposed use:</b> Housing                     | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

|                                   |                                     |   |
|-----------------------------------|-------------------------------------|---|
| <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

### 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 – open flat monoculture grazing with Northcroft Burn running along eastern and south-eastern edge. Occasional mature tree by stream and potential for water 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                               |  | N |                      | GIS, SV | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | No habitat or biodiversity issues apparent |   |                      |         |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                         |   |                      |         |                         |   | <b>SEA SCORE: 0</b>       |   |

### POPULATION AND HUMAN HEALTH

|  |   |                          |   |  |         |                   |                     |                           |    |          |      |
|--|---|--------------------------|---|--|---------|-------------------|---------------------|---------------------------|----|----------|------|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | N                        | Land currently grazed and not open space for recreational use |  | SV, GIS | 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)            | <1  | Comment: RoW starts close to site; national cycleway runs through Lockerbie; many opportunities for cycle path linkages. |         |                   |                     |                           |    |          |      |
|  |   | Right of Way             | N   |  |         |                   |                     |                           |    |          |      |
|  |   | Core path                | N   |  |         |                   |                     |                           |    |          |      |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF  | Community/village hall   | <1  | Sports facilities  | <1      | Hospitalities     | <1                  | Local shops (convenience) | <1 | Bus stop | 0.25 |
| 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:  | Lockerbie Primary School |   |  |         | Lockerbie Academy |                     |                           |    |          |      |
|  | Capacity:   | 25                       |   |  |         | 116               |                     |                           |    |          |      |
|  | Distance:   | 1-5                      |   |  |         | 1-5               |                     |                           |    |          |      |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B  | N                        |   | GIS  | 0       |                   | 0                   | Y                         |    |          |      |
| <b>PLANNING OVERVIEW</b>   | The site is just outside the edge of the settlement with good access to schools, public transport and local facilities and recreation |                          |   |  |         |                   |                     |                           |    |          |      |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |                          |   |  |         |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |  |     |  |   |  |   |
|--|--|---|--|-----|--|---|--|---|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute)<br>Agricultural land adjacent to settlement and between road and railway line.  | 3.2 |  | X |  | X |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |  | N |  |     |  | 0 |  | 0 |
| Are there any contaminated soils issues on the site  |  |   | Site appears to have been used only for agriculture. However, there was a foot and mouth pyre in this area but records are incomplete so further information should be sought. |     |  | X | Investigation would be required into a pyre site before development. | 0 |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF   | N |  |     |  | 0 |  | 0 |
| <b>PLANNING OVERVIEW</b>   | The development of the site would result in the loss of agricultural land. |   |  |     |  |   |  |   |
| <b>SEA OVERVIEW</b>  | Negative SEA impact  |   |  |     |  |   | <b>SEA SCORE: X</b>  |   |

| 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. [SEPA] 4" uPVC mains pipe through site [SW]    | C, GIS, SV |  | X | SEE BELOW   | 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 | Y | Site appears in pluvial SEPA flood maps. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. | C          |  | X | Flood Risk Assessment required [SEPA]<br>Drainage Impact Assessment required [SW, DGFT, SEPA]<br>Appropriate surface water management measures should be adopted<br>Standard SUDS and foul to sewer- pumping may be required and appropriate buffers to Northcroft Burn | 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) |            | Y | Adjacent to Northcroft Burn therefore appropriate buffers required.  | C          |  | 0 | SEE ABOVE   | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul  | PHH        | Y | Subject to consultation with SW on buildout rates and investment at treatment works  | C          |  | 0 | Early engagement with SW on development   | 0 | Y |

| Site assessment question  | Related SEA Topic   | Yes/No | Comment  | Information source | Pre mitigation score | Mitigation if appropriate                               | Post mitigation score | Consultation required |  |
|---|---|--------|--|--------------------|----------------------|---|-----------------------|-----------------------|--|
| sewer   |   |        |  |                    |                      |   |                       |                       |  |
| Is there sufficient capacity for the development to connect to the mains water supply | PHH   | Y      | Black Esk WTW has sufficient capacity 4" uPVC mains pipe through site [SW] | C                  | 0                    | Flow Pressure Test or Water Impact Assessment required. | 0                     | Y                     |  |
| <b>PLANNING OVERVIEW</b>  | A number of water supply, drainage and flood risk issues to overcome in design of development |        |  |                    |                      |   |                       |                       |  |
| <b>SEA OVERVIEW</b>   | Subject to mitigation a neutral SEA impact  |        |  |                    |                      |   | <b>SEA SCORE: 0</b>   |                       |  |

| AIR QUALITY  |  |   |  |         |   |  |                     |  |  |
|--|--|---|--|---------|---|--|---------------------|--|--|
| Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA              |  | N | There are no AQMA at present in the region                       | C       | 0 |  | 0                   |  |  |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH  | Y | Railway located to east of site; farm stabling to north of site. | SV, GIS | ? | Further investigation to establish potential for odours and suppression measures | 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 |  |         |   |  |                     |  |  |
| <b>PLANNING OVERVIEW</b>   | No air quality matters although investigation may be required. |   |  |         |   |  |                     |  |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact subject to mitigation                       |   |  |         |   |  | <b>SEA SCORE: 0</b> |  |  |

| MATERIAL ASSETS  |     |            |  |  |   |  |  |   |  |
|--|-----|------------|--|--|---|--|--|---|--|
| Is the site.....   |     | Brownfield | N  | Comment: currently in agricultural use |   |  |  |   |  |
|  |     | Greenfield | Y  |  |   |  |  |   |  |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey   | N                                      | X |  |  | 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          | Only modern agricultural buildings on site unsuitable for re-use but infrastructure close to site. |  | X |  |  | 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          |  |  | 0 |  |  | 0 |  |

| Site assessment question   | Related SEA Topic              | Yes/No | Comment  | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--|--------------------------------|--------|--|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
| Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9) |                                | n/a    |  | GIS, SV            | 0                    |                           | 0                     | N                     |
| 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       |                    |                      |                           |                       |                       |
| <b>PLANNING OVERVIEW</b>   | The site is agricultural land. |        |  |                    |                      |                           |                       |                       |
| <b>SEA OVERVIEW</b>  | Negative SEA impact            |        |  |                    |                      |                           | <b>SEA SCORE: X</b>   |                       |

| ROADS/ACCESS   |   |  |   |  |  |  |  |  |  |
|--|---|--|---|--|--|--|--|--|--|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |   |  | This proposed site for 40 dwellings outwith the 30mph speed restricted area of Lockerbie. The site would be served by the B723. It may be appropriate that the existing 30mph speed restricted area be extended to include this site. Access to more than 2 dwellings must be designed and constructed as an adoptable road. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards. |  |  |  |  |  |  |
| <b>PLANNING OVERVIEW</b>   | No vehicular or other access issues raised. |  |   |  |  |  |  |  |  |

| CLIMATIC FACTORS                            |  |                                |                                  |  |         |   |                     |   |   |
|---|--|--------------------------------|----------------------------------|--|---------|---|---------------------|---|---|
| What is the site aspect (e.g. N, W, etc.)   |  | Flat site; no aspect apparent. |                                  |  | SV, GIS | 0 |                     | 0 | N |
| Can the site make best use of solar gain    |  | N                              | Some potential subject to layout |  | SV, GIS | 0 |                     | 0 | N |
| Is the site protected from prevailing winds |  | N                              | No shelter                       |  | SV, GIS | 0 |                     | 0 | N |
| <b>PLANNING OVERVIEW</b>                    | No particular advantages in terms of solar gain or protection from wind. Design and layout can be to best advantage. |                                |                                  |  |         |   |                     |   |   |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact   |                                |                                  |  |         |   | <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<br>Historic Built Environment - Not far from Category B Listed Somerton House; no conservation area. Character of dwellings in this area large footprint in gardens fronting road. Existing red tiled roofed house/bungalows depart from local character |  |  |  |
|  |   | Conservation Area   | N | Inventory of Historic Battlefield | N |   |  |  |  |
|  |   | World Heritage Site | N | Inventory & Non-Inventory         | N |   |  |  |  |
|  |   | Archaeological site | N | Garden or Designed Landscape      | N |   |  |  |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |                          |   |  |       |   |  |                     |  |  |
|---|--------------------------|---|--|-------|---|--|---------------------|--|--|
|   |                          |   |  |       |   | where palette should use slate over sandstone or baseD on little group with some traditional buildings at Blackford. |                     |  |  |
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L                        | N | Some potential to reinforce local vernacular and traditional use of sandstone in development | C, SV | 0 |  | 0                   |  |  |
| <b>PLANNING OVERVIEW</b>  | No heritage issues noted |   |  |       |   |  |                     |  |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact       |   |  |       |   |  | <b>SEA SCORE: 0</b> |  |  |

| LANDSCAPE   |  |           |   |      |   |   |   |   |                     |   |
|---|--|-----------|---|------|---|---|---|---|---------------------|---|
| Is the site within or adjoining any of the following  |  | NSAs      | N | RSAs | N | Comment: Some potential for individual plots, but awkward general development site, which has a value to the rural setting and approach to the town from the south. Landform and boundary tree issues internal to the site. |   |   |                     |   |
|   |  | Wild Land | N | TPOs | N |   |   |   |                     |   |
| Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level |  | N         |   |      |   | Site itself is attractive green setting of Lockerbie  | X | Provide layout and landscape planting scheme appropriate to entrance to town. | 0                   | Y |
| Will development of the site be well integrated visually with the existing settlement   |  | N         |   |      |   | Difficult to determine without layout plans but good tree planting and use of burn as a landscape feature may be positive.  | X |   | X                   | Y |
| Are there any locally attractive views that will be impacted by development of the site   |  | Y         |   |      |   | This is the first view of Lockerbie on southern approach  | X | SEE ABOVE   | 0                   | Y |
| <b>PLANNING OVERVIEW</b>  | Some potential for individual plots. Awkward general development site, which has a value to the rural setting and approach to the town from the south. |           |   |      |   |   |   |   |                     |   |
| <b>SEA OVERVIEW</b>   | Awkward general development site, which has a value to the rural setting and approach to the town from the south.                                      |           |   |      |   |   |   |   | <b>SEA SCORE: X</b> |   |

| PLANNING/EFFECTIVENESS ISSUES  |  |   |
|--|--|---|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Adjacent to settlement boundary at southern edge of Lockerbie with good access to local facilities and services and public transport links. |
| 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   | N  |   |
| <b>OVERALL PLANNING COMMENT</b>  | The site may be suitable for housing once other sites have been developed and a need established as it involves loss of agricultural land but is well located alongside the settlement boundary with good travel and transport links and access to schools and facilities. It would require very thoughtful design at this highly visible southern entrance to Lockerbie.  |   |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Human Health, negative impact in terms of Material Assets, Soils and Landscape Impact. Proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Negative impact as involves the loss of greenfield land and negative landscape impact as site important to the rural setting and approach to the town from the south, landscaping and careful |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|
|  | design should help minimise the impact |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |  |   |  |
|---|--|---|--|
| <b>Site Ref:</b> LRB.H205                                       | <b>Source of site suggestion:</b>          | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> Mainhill Farm                                 | Call for sites                             |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>                        | <b>Existing LDP allocations/ designations:</b>  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>314146, 581506 | Agriculture                                |   |  |
| <b>Site Size (ha):</b> 1.267                                    | <b>Proposed use:</b><br>Housing [15 units] | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

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

### Scoring Guidance

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

### Legends

|                                   |                                     |   |
|-----------------------------------|-------------------------------------|---|
| <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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 biodiversity issues have been raised. There are however, some mature deciduous trees in and around the site. |                         |   |                           |   |
| Are there any known invasive species within the site   | N   |   |                      | GIS, SV, 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   |   |                      | GIS, C  | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | No biodiversity issues but mature trees should be retained. |   |                      |   |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |                      |   |                         |   | <b>SEA SCORE: 0</b>       |   |

| POPULATION AND HUMAN HEALTH  |   |                          |  |                   |          |                   |                     |                           |    |          |    |
|--|---|--------------------------|--|-------------------|----------|-------------------|---------------------|---------------------------|----|----------|----|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | Y                        | The site is open agricultural land with housing nearby so although not formal open space it has amenity value by being open. |                   |          |                   | SV, GIS             | 0                         |    | 0        | N  |
|  |   |                          | Distance (km)  | <1                | [750m]   |                   |                     |                           |    |          |    |
| Are there any of the following within or adjacent to the site and will development impact on them  | MA or CF  | Right of Way             |  | N                 | Comment: |                   |                     |                           |    |          |    |
|  |   | Core path                |  | N                 |          |                   |                     |                           |    |          |    |
|  |   | Cycle path               |  | N                 |          |                   |                     |                           |    |          |    |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF  | Community/village hall   | 1-5  | Sports facilities | 1-5      | Hospitalities     | >1                  | Local shops (convenience) | >1 | Bus stop | >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:  | Lockerbie Primary School |  |                   |          | Lockerbie Academy |                     |                           |    |          |    |
|  | Capacity:   | 25                       |  |                   |          | 116               |                     |                           |    |          |    |
|  | Distance:   | 1-5                      |  |                   |          | 1-5               |                     |                           |    |          |    |
| Is the site within or immediately adjacent to the core areas of the biosphere  | MA and B  | N                        |  |                   | GIS      | 0                 |                     | 0                         | N  |          |    |
| <b>PLANNING OVERVIEW</b>   | Loss of open agricultural land but site within easy distance of other facilities. |                          |  |                   |          |                   |                     |                           |    |          |    |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |                          |  |                   |          |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |   |   |   |     |         |   |                     |   |
|--|---|---|---|-----|---------|---|---------------------|---|
| Will development of the site result in the loss of the best quality agricultural land                                |   | N | Soil classification (The James Hutton Institute)  | 5.3 | GIS, SV | 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 steeply sloped with a height difference of between 10 and 15m over a maximum site width of 62m. |     | SV, GIS | 0 | 0                   | Y |
| Are there any contaminated soils issues on the site  |   | N | No known previous use.  |     | 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 |   |     | SV, GIS | 0 | 0                   | N |
| <b>PLANNING OVERVIEW</b>   | The site is agricultural grazing land on a steep slope. |   |   |     |         |   |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                                      |   |   |     |         |   | <b>SEA SCORE: 0</b> |   |

| WATER   |   |   |  |  |    |   |  |   |   |
|---|---|---|--|--|----|---|--|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L   | N |  |  | SV | 0 | 0  | 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 | No flood risk apparent. [SEPA]<br>Body of water uphill from site. Watercourse investigation and full topographical survey required. [DGFT] |  | C  | ? | Drainage Impact Assessment or Flood Risk Assessment may be required.<br>Standard SUDS and foul to sewer. | 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 | 4 inch uPVC water main through site.   |  | C  | 0 |  | 0 | Y |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH   | Y | Lockerbie WwTW has sufficient capacity   |  | C  | 0 |  | 0 | N |
| 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 |  | 0 | N |
| <b>PLANNING OVERVIEW</b>  | There are a number of potential flood issues which need to be investigated. |   |  |  |    |   |  |   |   |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact subject to mitigation                                    |   |  |  |    |   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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   | Y | Small industrial area to west and below site – not known if restrictions on uses; currently transport and tyre sales. | 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 emission from the waste plant) |   | N |   | O   | 0 |  | 0                   | N |
| <b>PLANNING OVERVIEW</b>   | No known air pollution matters likely to arise. |   |   |     |   |  |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                              |   |   |     |   |  | <b>SEA SCORE: 0</b> |   |

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

|                          |   |  |  |  |  |  |                     |  |
|--------------------------|---|--|--|--|--|--|---------------------|--|
| <b>PLANNING OVERVIEW</b> | The development of the site would result in the loss of open green fields on the edge of the settlement |  |  |  |  |  |                     |  |
| <b>SEA OVERVIEW</b>      | Negative SEA impact   |  |  |  |  |  | <b>SEA SCORE: X</b> |  |

| ROADS/ACCESS   |   |  |   |  |  |  |  |  |  |
|--|---|--|---|--|--|--|--|--|--|
| Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated |   |  | This proposed site for 15 no dwelling houses, to the east of the B7068 on a prominent hill and any access would require significant engineering works. The site lies outwith the 30mph speed restricted area of Lockerbie with no footway provision and little scope to provide any improvements. Given the above, I could not recommend in favour of the inclusion of this site. |  |  |  |  |  |  |
| <b>PLANNING OVERVIEW</b>   | There are significant access issues and road engineering would have a very negative impact on the landscape and backdrop to the town. |  |   |  |  |  |  |  |  |

| CLIMATIC FACTORS                            |  |                |  |  |         |         |                       |   |  |
|---|--|----------------|--|--|---------|---------|-----------------------|---|--|
| What is the site aspect (e.g. N, W, etc.)   |  | Westerly slope |  |  | SV, GIS | +       |                       | + |  |
| Can the site make best use of solar gain    |  | Y              | Subject to position and layout on hillside |  |         | SV, GIS | +                     | + |  |
| Is the site protected from prevailing winds |  | N              |  |  |         | SV, GIS | X                     | X |  |
| <b>PLANNING OVERVIEW</b>                    | The slope to the west has an advantage for solar gain but is open to prevailing winds. |                |  |  |         |         |                       |   |  |
| <b>SEA OVERVIEW</b>                         | Some positive and some negative SEA impact   |                |  |  |         |         | <b>SEA SCORE: +/-</b> |   |  |

| CULTURAL HERITAGE   |                                   |                     |   |                                   |   |   |                     |  |  |
|---|-----------------------------------|---------------------|---|-----------------------------------|---|---|---------------------|--|--|
| Will the development of the site affect any of the following including their setting                                | L                                 | Listed Building     | N | Scheduled Monuments               | N | Comment: No historic environment issues identified for this site, as of July 2016 |                     |  |  |
|   |                                   | 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                   |   |                                   |   | GIS, C  | 0                   |  |  |
| <b>PLANNING OVERVIEW</b>  | No known cultural heritage issues |                     |   |                                   |   |   |                     |  |  |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact                |                     |   |                                   |   |   | <b>SEA SCORE: 0</b> |  |  |

| LANDSCAPE |  |  |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|--|--|
|-----------|--|--|--|--|--|--|--|--|

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |  |   |   |        |              |        |   |                     |  |
|---|--|---|---|--------|--------------|--------|---|---------------------|--|
| Is the site within or adjoining any of the following  |  |   | NSAs<br>Wild Land                         | N<br>N | RSAs<br>TPOs | N<br>N | Comment: Site forms an important backdrop and setting to the town. Appears to be part of a park landscape and historic fields, with ridge and furrow a visible contribution to landscape character. Roadside trees have a high amenity value and are worthy of protection |                     |  |
| 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 | This is open agricultural land with trees |        |              | X      |   |                     |  |
| Will development of the site be well integrated visually with the existing settlement   |  | N |   |        |              | X      |   |                     |  |
| Are there any locally attractive views that will be impacted by development of the site   |  | Y |   |        |              | X      |   |                     |  |
| <b>PLANNING OVERVIEW</b>  | Loss of agricultural land and an important backdrop to the town. |   |   |        |              |        |   |                     |  |
| <b>SEA OVERVIEW</b>   | Negative SEA impact  |   |   |        |              |        |   | <b>SEA SCORE: X</b> |  |

| PLANNING/EFFECTIVENESS ISSUES  |  |   |  |  |  |  |  |  |  |
|--|--|---|--|--|--|--|--|--|--|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Separated from settlement boundary by a road. |  |  |  |  |  |  |  |
| 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 has not been included in the MIR as development would involve the loss of open agricultural land which is steeply sloping, and where access would be technically difficult. Development would be damaging to the landscape character and backdrop to the town and it would be unacceptably visually prominent on the edge of the town. There are more housing sites proposed in Lockerbie than are required within the plan period of LDP2 and there are already a number of other sites proposed which have fewer constraints. |   |  |  |  |  |  |  |  |
| <b>OVERALL SEA COMMENT</b>   | Negative SEA impact in terms of Material Assets and Landscape  |   |  |  |  |  |  |  |  |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |  |   |  |
|---|--|---|--|
| <b>Site Ref:</b> LRB.MU201                                      | <b>Source of site suggestion:</b>              | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> |  |
| <b>Site name:</b> Dryffe Road offices, Glasgow Road             | Call for sites                                 |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b> Offices in a former school | <b>Existing LDP allocations/ designations: none</b>   |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313510, 582174 |  |   |  |
| <b>Site Size (ha):</b> 0.42                                     | <b>Proposed use:</b> Mixed use                 | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

| TOPIC | Biodiversity, Fauna and Flora | Population and Human Health | Soils | Water | Air Quality | Material Assets | Climatic Factors | Cultural Heritage | Landscape |
|-------|-------------------------------|-----------------------------|-------|-------|-------------|-----------------|------------------|-------------------|-----------|
| SCORE | 0                             | +                           | 0     | 0     | 0           | +               | 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)<br>Climatic Factors (CF)<br>Biodiversity (B)<br>Landscape (L)<br>Material Assets (MA) | Geographic Information System (GIS)<br>Site visit (SV)<br>Consultee (C)<br>Other (O) | Scottish Environment Protection Agency (SEPA)<br>Transport Scotland (TS)<br>Scottish Natural Heritage (SNH)<br>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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

### 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   | ? | Marine Consultation Zones | N |
|  | Ancient/semi-natural woodland   |   | N                    |         | Comments: No comments however it is noted that the building construction has potential for bats and birds [swifts/martins to use it which should be monitored before works to roof/loft spaces. |   |                           |   |
| Are there any known invasive species within the site   | N   |   |                      | SV, GIS | 0   |   | 0                         |   |
| Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity | N   |   |                      | SV, GIS | 0   |   | 0                         |   |
| <b>PLANNING OVERVIEW</b>   | No known biodiversity issues but potential for bats/birds in existing building. |   |                      |         |   |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |                      |         |   |   | <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                        | No green or recreational space remains on the site except in garden area of former school master's house – remainder is former school building and hard standing area. | SV, GIS  | 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) <1<br>Right of Way N<br>Core path N<br>Cycle path N  | Comment: The site is 250m from playing fields and 50m from informal open space |                   |                              |                     |     |
| 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         | 0.1 |
| 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:   | Lockerbie Primary School |  |  | Lockerbie Academy |                              |                     |     |
|   | Capacity:  | 25                       |  |  | 116               |                              |                     |     |
|   | Distance:  | <1                       |  |  | <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>  | Very well located site for all amenities and services. |                          |  |  |                   |                              |                     |     |
| <b>SEA OVERVIEW</b>   | Positive SEA impact                                    |                          |  |  |                   |                              | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |  |   |   |                |   |   |                     |   |  |
|--|--|---|---|----------------|---|---|---------------------|---|--|
| Will development of the site result in the loss of the best quality agricultural land                                |  | N | Soil classification (The James Hutton Institute)<br><br>Although the soils may have been capable of use for agriculture, the site is now largely hard surfaced and within an urban area with only a garden space remaining as open soil | 3.2<br>GIS, SV | 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  |  | Y | Former use as school is considered to be low risk.  |                | 0 | Targeted investigation of some areas such as fuel stores may be required. | 0                   | Y |  |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF   | N |   | GIS, SV        |   |   | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | There is a small risk of limited soil contamination. No loss of agricultural capability. |   |   |                |   |   |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact   |   |   |                |   |   | <b>SEA SCORE: 0</b> |   |  |

| WATER   |            |   |  |         |   |   |   |   |
|---|------------|---|--|---------|---|---|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | N |  | SV, GIS | 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 | DGC hold records of pluvial flooding in connection with this site. [DGFT]<br>A surface water flood hazard has been identified with various records of flooding in the area and should be discussed with FPA and Scottish Water. [SEPA] | C, GIS  | X | Drainage Impact Assessment required. Appropriate surface water management measures should be adopted. | 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 |  | SV, GIS | 0 |   | 0 | N |
| Is there sufficient capacity for the development to connect to the public foul sewer  | PHH        | Y | Lockerbie WwTW has sufficient capacity [SW]  | C       | 0 |   | 0 | N |
| Is there sufficient capacity for the  | PHH        | Y | Black Esk WTW has sufficient capacity [SW]   | C       | 0 |   | 0 | N |

| Site assessment question                         | Related SEA Topic  | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |  |
|--|--|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|--|
| development to connect to the mains water supply |  |        |         |                    |                      |                           |                       |                       |  |
| <b>PLANNING OVERVIEW</b>                         | Site has access to local water and waste water connections. Some surface water flooding issues have potential to be improved/overcome. |        |         |                    |                      |                           |                       |                       |  |
| <b>SEA OVERVIEW</b>                              | Subject to mitigation of flood risk neutral SEA impact   |        |         |                    |                      |                           | <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                   | N |  |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH   | N | Currently vacant site with potential for housing to north, residential to east and recreational uses to west. Roads on two sides of triangular site. | 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 |  | O       | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | There are no air quality issues associated with the site. |   |  |         |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact  |   |  |         |   |  | <b>SEA SCORE: 0</b> |   |  |

| MATERIAL ASSETS  |     |            |  |   |   |   |   |   |  |
|--|-----|------------|--|---|---|---|---|---|--|
| Is the site.....   |     | Brownfield | Y  | Comment: Former school buildings, some in office use. Small area of former garden is outside site but remainder is built on or hard surfaced. Sandstone boundary wall. Potential for buildings to be converted to alternative uses. |   |   |   |   |  |
|  |     | Greenfield | N  |   |   |   |   |   |  |
| Is the site vacant or derelict   |     | N          | Is it contained within the Vacant and Derelict Land Survey   | N   | C | 0 |   | 0 |  |
| Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources |     | Y          | As they are well constructed stone buildings they have significant embodied energy and character and would readily convert/ adapt to a new use with or without extensions. | SV, GIS, C  | + |   | + |   |  |
| Does the site have existing and potential mineral extraction   |     | N          |  | SV, GIS   | 0 |   | 0 |   |  |
| Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation   | PHH | N          |  | SV, GIS   | 0 |   | 0 |   |  |
| Do sites for potential waste management  |     | n/a        |  |   | 0 |   | 0 |   |  |

| Site assessment question   | Related SEA Topic   | Yes/No | Comment            | Information source          | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--|---|--------|--------------------|-----------------------------|----------------------|---------------------------|-----------------------|-----------------------|
| facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9) |   |        |                    |                             |                      |                           |                       |                       |
| Are there any of the following servicing constraints that impact on the development of the site          |   |        | Pylons N           | Bord Gais Eirann pipeline N | Shell oil pipeline N | Transco pipeline N        |                       |                       |
| 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>   | The site presents an opportunity for sustainable adaptation of existing buildings |        |                    |                             |                      |                           |                       |                       |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |        |                    |                             |                      |                           | <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 |  |  | There is an existing access onto the B723 Dryfe Road which may need to be upgraded depending on the use of site. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed use. Parking provision should be in accordance with Dumfries and Galloway Council parking standards. |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   |  |  |   |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |   |   |   |  |         |   |                     |   |
|---|---|---|---|--|---------|---|---------------------|---|
| What is the site aspect (e.g. N, W, etc.)   |   |   | As the site has an existing building the aspect is pre-determined with roof slopes and windows facing south, east and west. |  | SV, GIS | 0 | 0                   | N |
| Can the site make best use of solar gain    |   | Y | However, this will depend on how future subdivision and use of building proceeds  |  | SV, GIS | 0 | 0                   | N |
| Is the site protected from prevailing winds |   | N |   |  | GIS, SV | 0 | 0                   | N |
| <b>PLANNING OVERVIEW</b>                    | There is some potential for solar gain. |   |   |  |         |   |                     |   |
| <b>SEA OVERVIEW</b>                         | Neutral SEA impact                      |   |   |  |         |   | <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 - Although no statutory designations affect the site, the former school [and schoolhouse outside site] are late 19th century and important elements of the established townscape in a prominent location between two roads. They are well constructed Lockerbie sandstone buildings with local character and would convert/ adapt to new uses. In sustainability terms they have embodied |  |  |
|  |   | Conservation Area   | N | Inventory of Historic Battlefield | N |   |  |  |
|  |   | World Heritage Site | N | Inventory & Non-Inventory         | N |   |  |  |
|  |   | Archaeological site | N | Garden or Designed Landscape      |   |   |  |  |

| 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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|   |   |   |   |            |         |  |   |                     |  |
|---|---|---|---|------------|---------|--|---|---------------------|--|
|   |   |   |   |            | energy. |  |   |                     |  |
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L   | Y | Opportunity to retain and convert and reinforce historic character of immediate area. | GIS, SV, C | 0       |  | 0 | Y                   |  |
| <b>PLANNING OVERVIEW</b>  | Existing Lockerbie sandstone buildings of local and traditional character can be retained |   |   |            |         |  |   |                     |  |
| <b>SEA OVERVIEW</b>   |   |   |   |            |         |  |   | <b>SEA SCORE: 0</b> |  |

| LANDSCAPE   |  |   |  |   |      |         |  |  |   |   |
|---|--|---|--|---|------|---------|--|--|---|---|
| Is the site within or adjoining any of the following  |  |   | NSAs   | N | RSAs | N       | Comment: Prominent location at junction; requires high quality design with development addressing both roads. There are a number of trees on the boundary with former school house and properties on Dryfe Road which contribute to local character. |  |   |   |
|   |  |   | Wild Land  | N | TPOs | N       |  |  |   |   |
| Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level |  | Y | Development proposals including access needs to protect existing sandstone boundary wall and railings where original and in good order; protect existing trees around parts of the site and enhance landscape planting |   |      | SV, GIS | 0  | Scheme design to protect trees and boundary features | + | Y |
| Will development of the site be well integrated visually with the existing settlement   |  | Y | Subject to retention of buildings and boundary wall feature  |   |      | SV, GIS | +  |  | + | N |
| Are there any locally attractive views that will be impacted by development of the site   |  | Y | The buildings are an end-stop view on the approach from south.   |   |      | SV, GIS | 0  |  | 0 | N |
| <b>PLANNING OVERVIEW</b>  | There are a number of positive landscape features and opportunities to reinforce the streetscape and local identity. |   |  |   |      |         |  |  |   |   |
| <b>SEA OVERVIEW</b>   | <b>SEA SCORE: +</b>  |   |  |   |      |         |  |  |   |   |

| PLANNING/EFFECTIVENESS ISSUES  |  |   |
|--|--|---|
| Is the site situated within or adjacent to a settlement boundary within the LDP              | Y  | Well located within settlement boundary and close to all services and amenities and has good transport links both locally and strategically |
| 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 offers the opportunity to deliver a well thought out conversion to alternative uses in a sustainable location which will also reinforce local character.  |   |
| <b>OVERALL SEA COMMENT</b>   | Positive SEA impact in terms of Population and Health, Material Assets and Landscape. Proximity of site to community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Maximise use of existing resources by converting existing building, important to the landscape and utilising existing infrastructure. |   |

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

|   |  |   |  |
|---|--|---|--|
| <b>Site Ref:</b> LRB.MU202                                      | <b>Source of site suggestion:</b> Call for sites | <b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b><br>Planning permission granted under 15/P/4/0011 for swimming pool and leisure centre, including café – 11/6/15 |  |
| <b>Site name:</b> former Caravan Park, Kintail Park             |  |   |  |
| <b>Settlement:</b> Lockerbie                                    | <b>Current use:</b>                              | <b>Existing LDP allocations/ designations:</b>  |  |
| <b>OS Grid Reference (Easting, Northing):</b><br>313279, 582239 |  |   |  |
| <b>Site Size (ha):</b> 1.42                                     | <b>Proposed use:</b> Community facilities        | <b>HMA:</b> Dumfries  | <b>Date completed:</b><br>Oct/Nov 2016 |

| TOPIC        | Biodiversity, Fauna and Flora | Population and Human Health | Soils | Water | Air Quality | Material Assets | Climatic Factors | Cultural Heritage | Landscape |
|--------------|-------------------------------|-----------------------------|-------|-------|-------------|-----------------|------------------|-------------------|-----------|
| <b>SCORE</b> | 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 |
|---------------------|-----------------------------|-----------------|----------------|----------------|------------------------------------|-----------------|-----------------------------|
| <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| 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, 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 |                      | GIS, C, SV | 0                       |   | 0                         | N |
| <b>PLANNING OVERVIEW</b>   | No existing biodiversity potential noted |   |                      |            |                         |   |                           |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact                       |   |                      |            |                         |   | <b>SEA SCORE: 0</b>       |   |

| POPULATION AND HUMAN HEALTH  |   |                          |   |   |    |                   |                     |                           |    |          |
|--|---|--------------------------|---|---|----|-------------------|---------------------|---------------------------|----|----------|
| Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space.<br>Distance to nearest area of open space | MA  | N                        | May be some informal use of space but other open space located very near. |   |    | SV, GIS           | 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)            | <1  |   |    |                   |                     |                           |    |          |
|  |   | Right of Way             | N   | Comment: former railway line close by for recreational use and playing fields to east |    |                   |                     |                           |    |          |
|  |   | Core path                | N   |   |    |                   |                     |                           |    |          |
| What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)   | CF  | Cycle path               | N   |   |    |                   |                     |                           |    |          |
|  |   | Community/village hall   | <1  | Sports facilities   | <1 | Hospitalities     | <1                  | Local shops (convenience) | <1 | Bus stop |
| 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:  | Lockerbie Primary School |   |   |    | Lockerbie Academy |                     |                           |    |          |
|  | Capacity:   | 25                       |   |   |    | 116               |                     |                           |    |          |
|  | Distance:   | <1                       |   |   |    | <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>   | Well located for all local facilities and recreation; public transport connections and schools. |                          |   |   |    |                   |                     |                           |    |          |
| <b>SEA OVERVIEW</b>  | Positive SEA impact   |                          |   |   |    |                   | <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 |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

| SOILS  |   |   |   |     |   |  |                     |   |  |
|--|---|---|---|-----|---|--|---------------------|---|--|
| Will development of the site result in the loss of the best quality agricultural land                                |   | N | Soil classification (The James Hutton Institute)<br><br>This site has been used for caravans with hardstanding on parts of the site rendering it unsuitable for agricultural use despite soil type. | 3.1 | 0 |  | 0                   | N |  |
| Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes) |   | N |   |     | 0 |  | 0                   | N |  |
| Are there any contaminated soils issues on the site  |   | N | Former caravan park site – No contaminated soils issues.  |     | 0 |  | 0                   | N |  |
| Is the site on peatland and could the development of the site lead to a loss of peat                                 | CF  | N |   |     | 0 |  | 0                   | N |  |
| <b>PLANNING OVERVIEW</b>   | Using GIS data alone the site appears to be agricultural quality soil but it is not readily accessed and would require removal of accesses and hardstanding areas to be cultivated. |   |   |     |   |  |                     |   |  |
| <b>SEA OVERVIEW</b>  | In view of practicality of farming the land neutral SEA impact  |   |   |     |   |  | <b>SEA SCORE: 0</b> |   |  |

| WATER   |            |   |   |            |   |  |   |   |
|---|------------|---|---|------------|---|--|---|---|
| Are there any watercourses, wetlands, and/or boggy areas on the site  | B and L    | Y | Watercourse to east of site beside the boundary   | C, GIS, 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. [DGFT] Body of water adjacent to the site. Culvert located immediately downstream of site. Minor watercourse flows along the site boundary which could represent a potential flood risk, as a surface water flood hazard has been identified it should be discussed with FPA and Scottish Water. | C, GIS     | X | Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required] Appropriate surface water management measures should be adopted [SEPA & DGFT] | 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  | PHH        | Y | Lockerbie WwTW has sufficient capacity  |            | 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 |
|---|---|--------|---------------------------------------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
| sewer   |   |        |                                       |                    |                      |                           |                       |                       |
| Is there sufficient capacity for the development to connect to the mains water supply | PHH   | Y      | Black Esk WTW has sufficient capacity | 0                  |                      |                           | 0                     | Y                     |
| <b>PLANNING OVERVIEW</b>  | Flood issues may be overcome by investigation and mitigation measures. No water supply or waste water issues. |        |                                       |                    |                      |                           |                       |                       |
| <b>SEA OVERVIEW</b>   | Neutral SEA impact  |        |                                       |                    |                      |                           | <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                   | N |
| What are the surrounding land uses and are there possible polluting uses nearby  | PHH                   | N | Roads depot to north and recreation, agriculture and residential on east, west and south respectively at present but potential for other uses in the future on adjacent sites. | SV, GIS, O | 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 |  |            | 0 |  | 0                   | N |
| <b>PLANNING OVERVIEW</b>   | No air quality issues |   |  |            |   |  |                     |   |
| <b>SEA OVERVIEW</b>  | Neutral SEA impact    |   |  |            |   |  | <b>SEA SCORE: 0</b> |   |

| MATERIAL ASSETS  |     |            |  |  |        |   |  |   |  |
|--|-----|------------|--|--|--------|---|--|---|--|
| Is the site.....   |     | Brownfield | Y  | Comment: Former caravan park site with some services |        |   |  |   |  |
|  |     | Greenfield |  |  |        |   |  |   |  |
| Is the site vacant or derelict   |     |            | Is it contained within the Vacant and Derelict Land Survey                       | N  | C, GIS | 0 |  | 0 |  |
| Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources |     | Y          | Use of previously developed site and existing service/infrastructure connections |  | C, GIS | + |  | + |  |
| Does the site have existing and potential mineral extraction   |     | N          |  |  | GIS    | 0 |  | 0 |  |
| Is the site in the vicinity of a waste   | PHH | 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 |
|--|--|--------|--|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
| management site and could, therefore, compromise the waste handling operation  |  |        |  |                    |                      |                           |                       |                       |
| Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9) |  | n/a    |  |                    | 0                    |                           | 0                     |                       |
| Are there any of the following servicing constraints that impact on the development of the site  |  |        | Pylons   N   Bord Gais Eirann pipeline   N   Shell oil pipeline   N   Transco pipeline   N |                    |                      |                           |                       |                       |
| Will development of the site require consultation with any of the following bodies   |  |        | Air Traffic/NATS   N   MoD   N   Carlisle Airport   N   Coal Authority   N   HSE   N       |                    |                      |                           |                       |                       |
| <b>PLANNING OVERVIEW</b>   | Beneficial use of a previously developed site. |        |  |                    |                      |                           |                       |                       |
| <b>SEA OVERVIEW</b>  | Positive SEA impact                            |        |  |                    |                      |                           | <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 |  |  | Planning permission was approved under 15/P/4/0011 for swimming pool and leisure centre, including café. A new access road can be formed from the U865a Ice Rink Road, which would connect back to the roundabout onto the B7068. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards. |  |  |  |  |  | Y |
| <b>PLANNING OVERVIEW</b>   | There are clear options for access and parking subject to design |  |   |  |  |  |  |  |   |

| CLIMATIC FACTORS                            |  |   |   |         |   |  |                     |   |
|---|--|---|---|---------|---|--|---------------------|---|
| What is the site aspect (e.g. N, W, etc.)   |  |   | Currently open to west but the western site may be developed.                               | SV, GIS | 0 |  | 0                   | N |
| Can the site make best use of solar gain    |  | ? | It is not clear whether solar gain could be achieved but efforts could be made with design. | SV, GIS | 0 |  | 0                   | Y |
| Is the site protected from prevailing winds |  | ? | It is not clear to what degree new or existing development would provide protection.        | SV, GIS | 0 |  | 0                   | N |
| <b>PLANNING OVERVIEW</b>                    |  |   |   |         |   |  |                     |   |
| <b>SEA OVERVIEW</b>                         |  |   |   |         |   |  | <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 - Nearby sites indicate the possibility of prehistoric remains, evaluation and/or mitigation would be required. (see detail in planning report)<br>Historic Built Environment - No Conservation Area. No Listed Buildings. The site wraps |  |  |
|  |   | Conservation Area   | N | Inventory of Historic Battlefield | N |   |  |  |
|  |   | World Heritage Site | N | Inventory & Non-Inventory         | N |   |  |  |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|

|   |   |                     |   |                                    |            |   |                     |   |
|---|---|---------------------|---|------------------------------------|------------|---|---------------------|---|
|   |   | Archaeological site | N   | Garden or Designed Landscape<br>NO |            | around the back of some residential properties including a very attractive pair of late 19th century sandstone villas which are an important part of the character of Lockerbie. There should be sensitive screening provided between the gardens of the villas and new development to protect their setting. |                     |   |
| Will the development of the site result in the opportunity to enhance or improve access to the historic environment | L | N                   | Opportunity to protect setting of existing properties |                                    | SV, C, GIS | 0   |                     | 0 |
| <b>PLANNING OVERVIEW</b>  |   |                     |   |                                    |            |   |                     |   |
| <b>SEA OVERVIEW</b>   |   |                     |   |                                    |            |   | <b>SEA SCORE: 0</b> |   |

| LANDSCAPE   |  |   |                               |   |      |            |                      |                     |   |
|---|--|---|-------------------------------|---|------|------------|----------------------|---------------------|---|
| Is the site within or adjoining any of the following  |  |   | NSAs                          | 0 | RSAs | 0          | Comment – No Comment |                     |   |
|   |  |   | Wild Land                     | 0 | TPOs | 0          |                      |                     |   |
| 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   |                               |   |      | GIS, C, SV | 0                    | 0                   | N |
| Will development of the site be well integrated visually with the existing settlement   |  | Y   |                               |   |      | GIS, C, SV | 0                    | 0                   | N |
| Are there any locally attractive views that will be impacted by development of the site   |  | N   | May be opportunity to enhance |   |      | GIS, C, SV | 0                    | 0                   | N |
| <b>PLANNING OVERVIEW</b>  |  | No landscape issues have been raised however there may be enhancement opportunities |                               |   |      |            |                      |                     |   |
| <b>SEA OVERVIEW</b>   |  | Neutral SEA impact  |                               |   |      |            |                      | <b>SEA SCORE: 0</b> |   |

| PLANNING/EFFECTIVENESS ISSUES  |   |   |
|--|---|---|
| Is the site situated within or adjacent to a settlement boundary within the LDP  | Y | Well located and within the settlement boundary |
| Have all landowners been identified and have they agreed to disposal/development of the site   | Y |   |
| Are there any known restrictive covenants or ransom strips   | Y |   |
| Can the site be delivered within the LDP timeframe   | Y |   |
| <b>OVERALL PLANNING COMMENT</b>  |   |   |
| The site is largely behind others and would provide good access to a recreational facility for surrounding land uses.  |   |   |
| <b>OVERALL SEA COMMENT</b>   |   |   |
| Positive SEA impact - Population and Health and Material Assets due to proximity of site to existing housing, community facilities, town centre and railway station. Scope to encourage active travel and use of sustainable transport. Brownfield site and could utilise existing infrastructure. |   |   |

| Site assessment question | Related SEA Topic | Yes/No | Comment | Information source | Pre mitigation score | Mitigation if appropriate | Post mitigation score | Consultation required |
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|
|--------------------------|-------------------|--------|---------|--------------------|----------------------|---------------------------|-----------------------|-----------------------|