

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOV.H1	Source of site suggestion: LDP allocated	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Chapel Street			
Settlement: Moniaive	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 277730, 590763			
Site Size (ha): 2.99	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<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: There are no designations in relation to this site				
Are there any known invasive species within the site	N				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	Y	There are a number of mature trees to the south and western boundaries of the site. Potential habitat fragmentation due to the loss of a greenfield site			SV	X	Any proposal should be assessed against policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	
PLANNING OVERVIEW	The mature trees to the site boundaries should be retained .							
SEA OVERVIEW	Provided the mature trees are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N				SV	0	0			
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	Y	Comment: There are footpaths adjacent to the site							
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Moniaie				Wallace Hall Academy					
	Capacity:	48				59					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0	0			
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +				

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) 4.1 and 4.2	O	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0		
Are there any contaminated soils issues on the site		N	No known previous use	C	0		0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		O	0		0		
PLANNING OVERVIEW	There are no soils issues in relation to this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Watercourse adjacent to site	SV	X		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	The site appears in the medium likelihood fluvial SEPA flood maps and a body of water lies adjacent to the site. There is also an historic mill lade within the site boundary. The council holds flood records in connection to the site. The FRMT would object in principle to proposed development of this site	C	X	The Flood Risk Management Team would object in principle to proposed development of this site whilst SEPA recommend that the site is removed from the Plan.	X		
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0	A buffer to the watercourse would be required.	0		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		C	0		0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0		
PLANNING OVERVIEW	The Flood Risk Team and SEPA object in principle to the inclusion of this site on the basis of flood risk. Although there is capacity for waste water, there is only limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Flood risk would result in a significant negative impact for this site						SEA SCORE: XX		

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		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and agricultural land.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

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	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is located partially within the existing Moniaive 30 mph speed restricted area. This site has considerable development potential in terms of overall units and I have concerns about the potential trip generation (pedestrian and vehicular) associated with a site of this size given the restricted nature of the public road network through the village. Moniaive is characterised by narrow streets, a lack of parking provision and poor footway provision. The A702 has restricted geometry and visibility at Dalwhat bridge and restricted width through the centre of the village. The A702 Chapel Street forms part of an agreed consultation route for forestry traffic bypassing Moniaive and Dunreggan via the C116n public road. There is no footway provision on Chapel Street. The site frontage onto the A702 extends to 94m or thereby. The bridge over Craighdarroch Water marks the extent of visibility to the south due to the horizontal and vertical alignment of the public road. Appropriate visibility areas (2.4 x 70m both directions) with junction separation (opposite side 40m) is not achievable. There may be scope to form a suitable access for an adoptable road to serve a residential development that would still comply with Dumfries and Galloway Council's existing Road Design Guidelines. However, given my concerns regarding the restricted nature of the adjacent road network and the potential extent of this development, I could not recommend in favour of the inclusion of this site.									
PLANNING OVERVIEW	There are concerns regarding the potential increase in traffic on the restricted local road network as well as providing adequate access to the site although this may be achievable										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site				SV	0		0		
Can the site make best use of solar gain		?	Possibly due to the nature of the site			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.	+		
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by the existing tree belt.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2	+		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.										
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE: +	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: The site is within the conservation area and there are a number of non-designated historic buildings facing onto Chapel Street which are fundamental to the character of the settlement.					
		Conservation Area	Y	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				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
PLANNING OVERVIEW	Providing any development is sensitively designed and reflects the character of existing development within the conservation area it should be acceptable							
SEA OVERVIEW	Providing any development is sensitively designed and respects the character of the conservation area there should be no SEA impacts.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Existing mature tree belt provides a strong southern and western boundary.			SV C	X	Trees should be retained in line with policy NE7	0
Will development of the site be well integrated visually with the existing settlement		Y	Despite the comments relating to views below the site is considered to be well related to the existing development and contained by the existing tree belt			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		Y	Preference for only the northern part of the site to be developed as this is an important local approach road and currently provides an unbroken, open vista from across the road bridge, across open fields towards the edge of the village. Linear development begins on the eastern side of the road soon after crossing the road bridge and therefore the retention of this pastoral open setting of this southern field is important.			C	X		X
PLANNING OVERVIEW	This is a reasonably well integrated site being enclosed by woodland and existing development however there would be detrimental impacts on the approaches to the village. Development within the village is unlikely to impact on the RSA.								
SEA OVERVIEW	There could be negative SEA impacts in relation to views on the approach to the village.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is currently allocated for residential development within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	?	During the current LDP the owners have provided conflicting replies as to whether they are interested in taking the site forward leading to uncertainty over their intentions.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	Due to the flood risk issues that have been highlighted development within the LDP timeframe, if at all, is debatable.

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

OVERALL PLANNING COMMENT	Although this site is currently allocated as a housing allocation in the current LDP the objection in principle in relation to flood risk issues makes it difficult to make the site effective and therefore it is proposed to de-allocate this site. Development would also result in the loss of greenfield land and could detrimentally impact on the approach to the village.							
OVERALL SEA COMMENT	Significant negative SEA issues are identified due to flood risk. There are also minor negative SEA issues over the loss of a greenfield site, and in terms of visual impact on the approach to the village. However, there are positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: MOV.H202	Source of site suggestion: Call for Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): Not recent	
Site name: Broomfield Meadow			
Settlement: Moniaive	Current use: Woodland	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 277447, 591125			
Site Size (ha): 0.69	Proposed use: Housing	HMA: Dumfries	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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 no designations in relation to this site								
Are there any known invasive species within the site		N		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		Y	The site is currently a woodland. Potential habitat fragmentation due to the loss of a greenfield site	SV	X	Any proposal should be assessed against policy NE7. Due to the woodland coverage it may be difficult to retain all of these trees, however many are of debateable value and may not be worthy of retention. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	Those trees that are worthy of retention should be retained and incorporated into any development scheme .							
SEA OVERVIEW	Provided that the better specimen trees are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1								
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: There are footpaths close to the 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	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary			Secondary					
	School name:	Moniaive			Wallace Hall Academy						
	Capacity:	48			59						
	Distance:	0-1			10-20						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	The site is well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

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

SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
---------------------	---	--	--	--	--	--	---------------------

SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No previous known use		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0	0	
PLANNING OVERVIEW	There are no soils issues in relation to this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk		C	0	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.
PLANNING OVERVIEW	Although there is capacity for waste water, there is only limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and agricultural land.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site containing woodland					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site		SV	X		X	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There are no servicing constraints in relation to this site								

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	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.										
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact									SEA SCORE: X	

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		Proposed site for 10 no. dwellinghouses lies entirely within the 30mph speed restricted area of Moniaive. Site bound to the north by U394n North Street, to the west by U398n and east by U397n Craignee Drive development. There is scope to provide access to Craignee Drive. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Access to this site is achievable										

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		This is a relatively flat site				SV	0				0	
Can the site make best use of solar gain		?	Possibly due to the nature of the site, and if tree coverage were to be removed			SV	0	The layout should ensure solar gain and look to create sustainable buildings to take account of solar orientation.			+	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds by existing development and trees.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2			+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction despite its northerly aspect.											
SEA OVERVIEW	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques									SEA SCORE: +		

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: The site is located within the conservation area and the traditional stone walls surrounding the site should be retained.					
		Conservation Area	Y	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	N	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0			0	
PLANNING OVERVIEW	Development should be sensitive to its location within the conservation area and respect the existing character of the village. The site features in an important painting from the period an is shown as a mill pond however there are no obvious signs of this today.										

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

SEA OVERVIEW	Provided that development was sensitively designed in relation to its location within the conservation area then there should be no SEA impacts						SEA SCORE: 0
---------------------	---	--	--	--	--	--	---------------------

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	The west, north and east side of Moniaive is characterised by belts of large trees; including part of this site. This is a wet low-lying site enclosed by drystone dykes with extensive tree cover of young plantation of alder, birch, ash and oak. The north-western corner is separate and may have been a small orchard with surviving cherry trees. Also contains a large oak and horse chestnut which are prominent in the landscape and worthy of protection.			C	X	The corner area should be retained as small copse to maintain green rural setting, however the rest could be developed if low-density and an element of tree cover is retained. The dry stone boundary wall should also be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is considered to be well related to the existing development			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N	Due to the tree cover there are no clear views from or to this site.			SV	0		0
PLANNING OVERVIEW	Provided that north western corner is kept free from development and the trees retained with some tree cover retained throughout the rest of the site, there should be no landscape issues with development in this location. The site is well related to the rest of the village. Development within the village is unlikely to impact on the RSA.								
SEA OVERVIEW	Provided some tree cover is retained there should be no SEA impacts						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located adjacent to the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	The site is well related to the existing built up area of the village and is close to local services and amenities. It is recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues over the loss of a greenfield site. However, there are positive SEA effects as the site is within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques.	