

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NAB.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Kindar Road			
Settlement: New Abbey	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 296463, 565663			
Site Size (ha): 0.79	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	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)		

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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: There are no 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	Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes	+	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to cycleways and footpaths lie adjacent to the site							
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								
		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:	New Abbey				Dumfries Academy					
	Capacity:	36				396					
	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: +				

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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		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	Y	A minor watercourse flows along the site boundary		SV	X		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	The site lies in close proximity of the medium likelihood fluvial SEPA flood maps and the council and SEPA hold records of flooding in connection to this site. There is a body of water in the vicinity of the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		Y			C	X	Foul to sewer however details of necessary pipeline water crossing need to be agreed with SEPA. Appropriate buffer to Mill Lade 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	Y			C	0		0
PLANNING OVERVIEW	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the FRA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. There is sufficient capacity for both waste water and water supply							

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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and 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		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								

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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	Development of this site would result in the loss of a greenfield land.												
SEA OVERVIEW	The loss of greenfield land would be a negative SEA impact										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Potential access to this site would be from an extension of Kindar Road. Accesses serving Kindar House, North Barbeth Farm and Barbeth Farm cross a former mill lade and join the public road at this point. These private accesses carry, in addition to domestic traffic, agricultural and forestry haulage traffic. Kindar Road is 8m wide between boundary walls at its termination and in the vicinity of 'Knockendoch' has no footways (on either side of the road) and restricted forward visibility (25m actual, 30m achievable) at a bend in the road. In view of the proposed size of this development site (10 dwellings) any proposed development of this site would require; 1) construction of an adoptable extension to the public road with footway link to Kindar Drive, 2) to maintain access of an appropriate standard to landowners who currently take access from the end of Kindar Road and 3) to renew or ensure the suitability of the existing culvert and maintain the integrity of the Mill Lade watercourse. Should the proposed number of dwellings exceed 10 dwellings then it would be appropriate that a) footway provision on Kindar Road (to link existing sections continuously between the site and the A710 on one side of the road only) and b) speed reduction measures to achieve a design speed of 20mph (forward visibility at 'Knockendoch' would then be satisfactory), It would be appropriate that a Site Development Brief should be submitted and agreed with the Council that addresses the above issues. It should be noted that that any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Development would require an extension to the public road to an adoptable standard, to retain access for existing landowners and to investigate the suitability of the existing culvert and the integrity of the mill lade.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			The site has a north eastern aspect				SV	X				X	
Can the site make best use of solar gain		N	The generally northern aspect will limit the amount of solar gain achieved in any new development				SV	X	The layout should ensure, as far as is possible, the orientation of buildings for solar gain and look to create sustainable buildings in line with policies OP1f and OP2.			0	
Is the site protected from prevailing winds		Y	The site is well protected from the prevailing winds due to topography				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	L	Listed Building	N	Scheduled Monuments	N	Comment: The access would cross a scheduled mill lade. Field boundaries are part of							

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of the following including their setting			Conservation Area N World Heritage Site N Archaeological site Y	Inventory of Historic Battlefield N Inventory & Non-Inventory Garden or Designed Landscape N		a distinct landscape pattern and should be retained. Archaeological mitigation will be required.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	C SV	X	Recording of any features found in investigation	+		
PLANNING OVERVIEW	The integrity of the scheduled mill lade should be retained								
SEA OVERVIEW	Provided that the integrity of the mill lade is retained there should be no SEA impacts						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Y Wild Land N	RSA's Y TPOs N		Comment: Located within the Solway Coast Regional Scenic Area			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	This is an exposed site with a strong rural character		C	X	Careful design and layout and access so as to maintain rural character.	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is reasonably well related to adjacent residential development however there are no defensible boundaries		SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		Y	The site is located on a prominent hillside		SV	X	Provided that development is kept to the lower slopes then its prominence and impact on long distance views should be reduced.	X	
PLANNING OVERVIEW	This site is located on the edge of the town and provided that development does not encroach up the slope it should be acceptable in landscape terms. Development on the edge of the village is unlikely to impact on the RSA.								
SEA OVERVIEW	Provided that development is kept to the lower slopes then there should be no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES	
Is the site situated within or adjacent to a settlement boundary within the LDP	The site is allocated for housing within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	
Are there any known restrictive covenants or ransom strips	
Can the site be delivered within the LDP timeframe	There are no known physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This site is currently allocated in the LDP for residential development. Development has been restricted to 10 units for roads access issues. The site is less visually prominent than other locations within the village where topography, flood risk and cultural heritage interests limit the areas considered suitable for development. It is recommended to continue to include this site into LDP2

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OVERALL SEA COMMENT	Minor negative SEA issues in the development of a greenfield site. Minor 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.
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