

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NGA.H1	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> west of Kirk Road			
<b>Settlement:</b> New Galloway	<b>Current use:</b> Agricultural field	<b>Existing LDP allocations/ designations:</b> NGA.H1	
<b>OS Grid Reference (Easting, Northing):</b> 263131, 578010			
<b>Site Size (ha):</b> 3.35	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the site				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	The site is on the edge of the settlement and bounded on the northern boundary by open countryside and hedgerows. There is 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.	0	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<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	Green field but not part of the protected open space shown in the adopted LDP		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:							
		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	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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:		Kells				Dalry				
	Capacity:		43				137				
	Distance:		0-1				0-1				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.1	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 known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	There are no known soils issues								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a body of water that flows through the site		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	There is a downstream culvert with trashscreen which may have bearing on the site. Small watercourses/drains flow through allocation and on the boundary and potential flood risk from this source should be taken cognisance of. The Council and SEPA hold flood records in connection to the site.		C	X	A Drainage Impact Assessment required and depending on content, a Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
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	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW There is a 4" water main which runs through the middle of the site		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	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 DIA 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 limited capacity for both waste water and water supply at the respective treatment works. The developer will need to discuss build out rates further with							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		Scottish Water. Provided all the necessary mitigation measures are implemented there should be no SEA issues					<b>SEA SCORE: 0</b>
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	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	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

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	Greenfield site, there are no existing structures that could be reused	SV	X		X		
Does the site have existing and potential mineral extraction		N		O	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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no known servicing constraints in relation to this 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>	Development of this site would result in the loss of a greenfield land													
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a 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 site is bound by the A762 public road at its easternmost boundary. This section of public road is outwith the existing speed restricted area of New Galloway. It should be noted that due to the horizontal alignment of the A762 at this location, forward visibility across the bend is restricted to less than the required 70m. However, subject to a suitable access arrangement being formed to maximise visibility areas from any proposed junction, and if the existing 30mph speed restricted area were to be extended beyond the limits of the site, a satisfactory access may be achievable. 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.											
<b>PLANNING OVERVIEW</b>	It is possible to achieve an access into the site provided the access arrangements maximise visibility and the 30mph restriction is extended beyond the site boundary.													

CLIMATIC FACTORS														
What is the site aspect (e.g. N, W, etc.)			South facing undulating site				SV	0				0		
Can the site make best use of solar gain		Y	Possibly due to open nature				SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+		
Is the site protected from prevailing winds		N	This is a relatively open site with no protection from the prevailing winds				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future			+		
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.													
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques											<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 impact on cultural heritage							
			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	L	N				SV	0				0			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment				C					
<b>PLANNING OVERVIEW</b>	There are no cultural heritage issues in relation to this site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

LANDSCAPE											
Is the site within or adjoining any of the following		Yes/No	NSAs		RSAs		Comment				
			Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y					Site characterised by rolling topography and rocky knolls. No obvious boundary to North though topography including rocky knolls should / could define extent of development. Shelter belts / woodland are common in the vicinity. Existing settlement is partially screened from wider countryside by landform and planting. This site is more open and visible from a distance (though few visual receptions).	SV C	X	Define boundary to north using landform / features, supported by dry stone dykes and tree planting. Work with landform at site planning stage rather than excessive cut and fill.	0
Will development of the site be well integrated visually with the existing settlement		Y						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>	The northern boundary of the site will need to be defined using existing landform / features, supported by dry stone dykes and tree planting. The design should also work with the landform rather than using excessive cut and fill										
<b>SEA OVERVIEW</b>	Provided development of the site does not involve excessive cut and fill to overcome topography issues there should be no SEA issues						<b>SEA SCORE: 0</b>				

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The 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	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
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP and is considered to be effective. The site is well related to the existing built up area of the village and is close to local services and amenities. It is a large site which should be developed on a phased basis to allow it to integrate with the existing settlement.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

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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## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> NGA.H2	<b>Source of site suggestion:</b> LDP Allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> West Port			
<b>Settlement:</b> New Galloway	<b>Current use:</b> Agricultural field	<b>Existing LDP allocations/ designations:</b> NGA.H2	
<b>OS Grid Reference (Easting, Northing):</b> 263204, 577454			
<b>Site Size (ha):</b> 0.69	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N	Comments: No known designations affecting the site				
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	The site is on the edge of the settlement and bounded southern and eastern edges by open countryside. There is potential habitat fragmentation due to the loss of a greenfield site and potential impact on hedge rows.		SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes.	0	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<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	Open field which is not part of the protected open space shown in the adopted LDP		SV	0		0			
		Distance (km)	0-1	Comment:							
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	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	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 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		Kells				Secondary				
	School name:	43				Dalry					
	Capacity:	0-1				0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is reasonably well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts								<b>SEA SCORE: +</b>		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.1	O	0	No info / unknown	0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	There are no known soils issues							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There is a body of water adjacent to site		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	Y	There is a downstream culvert with trashscreen which may have bearing on the site. The Council and SEPA hold flood records in connection to the site. SEPA advise that the minor watercourse that flows along the site boundary could represent a potential flood risk.		C	X	A Drainage Impact Assessment required and depending on content, a Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
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	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. There is a 63mm HPPE water main through site.		C	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	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 DIA 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 limited capacity for both waste water and water supply at the respective treatment works. The developer will need to discuss build out rates further with							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		Scottish Water Provided all the necessary mitigation measures are implemented there should be no SEA issues					<b>SEA SCORE: 0</b>
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	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	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

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	Greenfield site, there are no existing structures that could be reused	SV	X		X		
Does the site have existing and potential mineral extraction		N		O	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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site			Comment: There are no known servicing constraints in relation to this 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>	Development of this site would result in the loss of greenfield land												
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a 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 site would be accessed from the U4s public road. This is a narrow rural road which has been locally widened east of the development site. The site lies within the 30mph speed restricted area of New Galloway, however given the restricted nature of this road it would be appropriate that it be widened along the site frontage. Beyond the first 30m or thereby from the A762 there is no footway provision and no scope to provide any. Any development should give consideration to extension of the existing street lighting network to continue along the site frontage as well as any required for any proposed adoptable road. 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.										
<b>PLANNING OVERVIEW</b>	Access to the site is achievable.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		South facing relatively flat site				SV	0				0	
Can the site make best use of solar gain		Y	Possibly due to open nature			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2			+	
Is the site protected from prevailing winds		N	This is a relatively open site with no protection from the prevailing winds			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future			+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain lighting and including sustainable construction techniques										<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: the site adjoins the conservation area boundary						
		Conservation Area	Y	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
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Adjoins boundary of conservation area on West Port where character is of narrow street sloping upwards with traditional white painted and natural stone buildings hugging back of pavement; opens up to stone boundary walls and different orientation of dwellings.	SV C	X	Ideally built part of new development should keep close to Old Edinburgh Road with garden areas to rear incorporating any existing natural features.	0	
<b>PLANNING OVERVIEW</b>	The development should be designed to take account of the adjoining conservation area							
<b>SEA OVERVIEW</b>	Provided that any development is designed with sensitivity in order not to negatively impact on the adjoining conservation area there should be no SEA impact						<b>SEA SCORE: 0</b>	

LANDSCAPE												
Is the site within or adjoining any of the following		NSAs		RSAs		Comment						
		Wild Land	N	TPOs	N							
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y				Woodland to the west and uphill forms a strong boundary and should be protected from further development	SV C	X		Any proposal should be assessed against policy NE7	0	
Will development of the site be well integrated visually with the existing settlement		Y				Development would be consistent with existing housing opposite	SV C	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>	The woodland on the site boundary should be retained as part of the development. Development of the site should integrate with the development across the road.											
<b>SEA OVERVIEW</b>	Provided the woodland is retained then there should be no SEA issues								<b>SEA SCORE: 0</b>			

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	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
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP and is considered to be an effective site. The site is well related to the existing built up area of the village and is close to local services and amenities.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	