

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PAL.H1	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/2/0292 granted conditionally with Section 75 July 2015	
Site name: Glen Road			
Settlement: Palnackie	Current use: Greenfield	Existing LDP allocations/ designations: PAL.H1	
OS Grid Reference (Easting, Northing): 282281, 556746			
Site Size (ha): 1.42	Proposed use: Housing	HMA: Stewartry	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

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	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
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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 this 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. 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	
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	Although the site is publicly accessible it does not form part of the protected open space 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	N	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:	Palnackie				Dalbeattie High					
	Capacity:	28				149					
	Distance:		0-1				5-10				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
SEA OVERVIEW	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						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1 & 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
PLANNING OVERVIEW	There are no known soils issues							
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	Body of water adjacent to the 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	The Council and SEPA advise that the northern most boundary of site appears in medium likelihood fluvial and medium likelihood coastal SEPA flood maps.		C	X	No development should take place on the 1 in 200 year floodplain. A Flood Risk Assessment will 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	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Proposed sewers within 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
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Glengap WTW has sufficient capacity for development.		C	0		0
PLANNING OVERVIEW	No development should take place on the 1 in 200 year floodplain. A Flood Risk Assessment will be required. There is limited capacity at the waste water treatment works. The developer will need to discuss build out rates further with Scottish Water. The developer will need to discuss the proposed sewer further with Scottish Water.							
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
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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 or emission 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: 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 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 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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	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			This site has previously been considered for development and granted planning permission in principle under 10/P/2/0325 and again under 13/P/2/0292 for 23 no. dwellings. The U149s is restricted in width and any development would see a requirement for this to be widened and brought up to a suitable standard. 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	An access can be achieved into the site									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Open generally flat site	SV	0		0		
Can the site make best use of solar gain		Y	Possibly due to open nature of site	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	Relatively open site	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	+		
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.								
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 No designations affecting this site		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	No historic environment features		SV	0	0		
PLANNING OVERVIEW	There are no cultural heritage issues in relation to this site								
SEA OVERVIEW	There are no known 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
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	Y	RSA	Y	Comment: Solway Coast Regional Scenic Area and East Stewartry Coast National Scenic Area		
			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		N	Highly visible sloping site from Urr riverside / estuary that has no clear eastern boundary. Development needs to be kept back from riverside.			SV C	0	Hedge / tree planting required to create an effective eastern end to settlement (further development would take it over hill which loosely defines settlement here).	0
Will development of the site be well integrated visually with the existing settlement		Y	Development should be of an appropriate scale / massing so that it is consistent with existing adjacent site.			SV C	0	A Village Design Statement (SG for LDP1) was produced in association with the local community which contains guidelines for development.	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Development of the site should ensure that it is well integrated with the existing settlement and follow the guidelines set out in the Palnackie Village Design Statement								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

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
OVERALL PLANNING COMMENT	The site is an allocated housing site in the adopted LDP and has planning permission. The site is considered to be effective. Development of the site should ensure that it is well integrated with the existing settlement and follow the guidelines set out in the Palnackie Village Design Statement.	
OVERALL SEA COMMENT	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.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PAL.H2	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: north of Yettan Terrace			
Settlement: Palnackie	Current use: Greenfield	Existing LDP allocations/ designations: PAL.H2	
OS Grid Reference (Easting, Northing): 282077, 556968			
Site Size (ha): 0.91	Proposed use: Housing	HMA: Stewartry	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	+	+	X	0	0	X	+	0	0

Scoring Guidance

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

Legends

<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 this 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	Potential habitat fragmentation due to the loss of a greenfield site and development close to existing woodland and trees which surround proposed site.	SV	X	Retaining woodland in line with policy NE7. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+		
PLANNING OVERVIEW	The existing trees to the east of the site should be retained as far as possible to provide screening to the adjacent industrial area								
SEA OVERVIEW	Provided that biodiversity interests are fully taken into account in any development proposals and that these areas may be improved or enhanced there should be no negative SEA issues.						SEA SCORE: +		

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	Although a greenfield site it is not part of the protected open space in the adopted LDP	SV	0		0				
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	N	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:	Palnackie	Dalbeattie High								
	Capacity:	28	149								
	Distance:	0-1	5-10								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.								
SEA OVERVIEW	The site is well located in relation to local services, 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)	3.2	O	X		X	
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	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	A body of water and culverted system appear to traverse 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	The Council and SEPA advise that the northern most boundary of site appears in medium likelihood fluvial and medium likelihood coastal SEPA flood maps. Watercourse adjacent to site. The Council and SEPA hold records of flooding in connection to the site.		C	X	A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required is 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	Fluvial / Coastal- adjacent to 1 in 200 flood outline.		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Palnackie Septic Tank has sufficient capacity.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Glengap WTW has sufficient capacity for development. There is a 63mm HPPE water main through site.		C	0		0	
PLANNING OVERVIEW	Any flood risk will need to be fully investigated by the landowner/developer as part of the Flood Risk Assessment which will ascertain the extent of the flood risk,								

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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	demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	There are existing commercial and industrial premises locate to the east of the site	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts.	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	Retaining the existing trees on the eastern boundary should help mitigate against any potential noise impact							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment Open field					
		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		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	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			The proposed site frontages onto the C63s Port Road at its western boundary. This lies within the 30mph speed restricted area of Palnackie and as such an appropriate access with satisfactory visibility could be achieved. 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	An access can be achieved into the site								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Open flat site	SV	0		0	
Can the site make best use of solar gain		Y	Possibly due to open nature at site	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	Relatively open site	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	+	
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.							
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 No designations affecting this site				
		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	N	No historic environment features	SV	0		0		
PLANNING OVERVIEW	There are no cultural heritage issues in relation to this site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	Y N	RSA TPOs	Y N	Comment	Solway Coast Regional Scenic Area and East Stewartry Coast National 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		N		Partial development of site may be acceptable. Eastern area has stand of established trees which screen the industrial units from nearby residential.	SC C	0	Retain trees and limit development to western part of site	0	
Will development of the site be well integrated visually with the existing settlement		N		The local square cut granite blocks and accompanying dressing and snecking stones are dominant at this northern end of the village. This back of street and building form should be borne in mind when proposing new house designs	SV C	X	A Village Design Statement (SG for LDP1) was produced in association with the local community which contains guidelines for development.	0	
Are there any locally attractive views that will be impacted by development of the site					SV	0		0	
PLANNING OVERVIEW	Development of the site should ensure that the existing trees are retained, the development is well integrated with the existing settlement and follow the guidelines set out in the Palnackie Village Design Statement								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

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							
OVERALL PLANNING COMMENT	This is an allocated housing site in the adopted LDP. The site is considered to be effective. Development of the site should ensure that it is well integrated with the existing settlement and follow the guidelines set out in the Palnackie Village Design Statement.								
OVERALL SEA COMMENT	Minor negative and positive SEA issues, including loss of greenfield land and loss of best quality agricultural land (classification 3.2). However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Retaining some of the existing woodland and creating greenways and wildlife corridors along transport corridors, footpaths and cycleways could encourage the movement of species. 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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