

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: SNQ.H1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 14/P/3/0143 – planning permission for residential development	
Site name: Church Road			
Settlement: Sanquhar	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 277713, 610531			
Site Size (ha): 1.71	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	+	X	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)
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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: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C 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 issue 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								
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: The site is easily accessible and is located close to footpaths and cycleways							
		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 capacity within the catchment. (October 2015). Distance from site (km)		Primary	School name: Sanquhar				Secondary				
		Capacity:	110				217				
		Distance:	1-5				0-1				
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 reasonably close to local services and there are footpaths and cycleways 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
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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 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 soil 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			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	Appropriate surface water management measures should be adopted.
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	Y			C	0	0	
PLANNING OVERVIEW	There are no known flood risk or water issues and there is sufficient capacity for water and waste water.							
SEA OVERVIEW	There are 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 surrounding uses are residential and agriculture	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	Proposed development for the site 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		?	Possibly although it's location on the edge of the town makes it unlikely.		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.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	Y	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 greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.								
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			It would be appropriate that any development of this site (20 units) should include:- 1) Widening of the carriageway of the U462n public road to 5.5m along the entire site frontage extending to the U462n/C130n junction, 2) Improvement to the U462n/C130n junction, 3) Provision of a 1.8m wide footway along the U462n (one side only) from the northern extent of proposed development to the U462n/C130n junction , 4) Provision of a footway/path link from the U462n/C130n junction to link with existing footway provision on Church 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.					
PLANNING OVERVIEW	Access to the site is achievable however improvements will be required to the local road network.							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		This is a sloping site facing the south west			SV	+		+	
Can the site make best use of solar gain		Y	Due to its south west aspect the use of solar gain could be used to great effect		SV	+	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		N	The site is only partially protected from the prevailing winds by existing development		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	0	
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 gained through solar gain and 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: Setting of adjacent nationally significant prehistoric fort would be adversely affected, reducing views out from the fort towards the upper Nith Valley.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?				C SV	X	Development may provide an opportunity for improved access to the fort, or a viewing area with interpretation, as the fort is the probable origin for the settlement of Sanquhar, however this is not a requirement for the recent planning permission	?

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	There are archaeological issues that might be adversely impacted by development in terms of the setting of the nearby fort. Any development of the site is likely to impact on this setting however provided that the buildings are kept to single or 1½ storeys the impacts should be minimised. Unfortunately the current consent includes two storey properties.								
SEA OVERVIEW	Any development on this site will impact on the setting of the fort and therefore there would be negative SEA impacts.						SEA SCORE: X		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations in relation to this site		
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	Depending on the nature of the development it could be very prominent on this sloping site from across the valley.		C SV	X	Provided development is kept to the lower slopes it should not be too prominent in the landscape.	0	
Will development of the site be well integrated visually with the existing settlement		?	Although this site on the edge of the settlement it does appear to be separated from Sanquhar and is located adjacent to the school and other residential development.		SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Y	This sloping site is very visible and prominent across the valley and provides a backdrop for the town.		C 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.								
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	Y	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	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 site is a current housing allocation in the LDP and has planning consent. Provided that development does not encroach up the slope it should not impact too detrimentally on the views of the town from across the valley as it would be seen in the context of residential development and the school buildings. Should the current consent not be constructed then consideration in the future should be given to reducing the height of the buildings to reduce the impact on the setting of the neighbouring fort. It is recommended to continue to include this site into LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues in the loss of a greenfield site and the impact on the setting of the neighbouring prehistoric fort. 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.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: SNQ.H2	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/3/0379 – reserved matters application ongoing	
Site name: Queen's Road			
Settlement: Sanquhar	Current use: Agriculture/ informal open space	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 277973, 609602			
Site Size (ha): 5.63	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	+/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

Related SEA topic	Information source	Consultation required (only if answer is Yes)
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: There are no designations affecting this site.								
Are there any known invasive species within the site		N		C 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, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species	+	
PLANNING OVERVIEW	There are no known biodiversity issue 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	?	Although in agricultural use the site does appear to be used for informal recreation and has footpaths crossing the site.	SV	X	Footpath links should be retained/ replaced in any development scheme.	0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and is located close to cycleways and with footpaths crossing the site.							
		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:	Sanquhar				Sanquhar Academy					
	Capacity:	110				217					
	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				
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways within and 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
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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)	urban	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 soil 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	Y	There is an area of reeds to the centre of the site where the ground is obviously wet		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 pluvial SEPA flood maps and is within close proximity of medium likelihood fluvial SEPA flood maps. A body of water traverses the site and there is also a culvert system within site boundary.		C	X	The existing Drainage Impact Assessment and Flood Risk Assessment currently under review 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	An appropriate buffer to the water features should be considered. There may be an opportunity for de-culverting. Presumption against culverting to existing open watercourse.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a natural water main within site.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Please note there is a 5" water main within site	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	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 review to the DIA /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 but 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		

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 to the east and west, the primary school to the north and open land to the south.	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 site is proposed to be developed for housing.	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 although partly used for recreational purposes.					
		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		N	This is a greenfield site.	SV	X		X		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
materials/resources									
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the town makes it unlikely.	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		O	0		0		
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N						
			Comment: There are no servicing constraints within the site.						
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y MoD N Carlisle Airport Y Coal Authority N HSE N						
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.								
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 (125 units) offers vehicular links onto the U311n (Waugh Drive / Deer Park Avenue) and McCron Court (U317n) and connection at the interface of the U303n (Queens Road) and the U309n (Queens Crescent). Core paths 114 and 504 are located adjacent and within the site, pedestrian connectivity should be incorporated into the site layout utilising these paths and connections to existing paths surrounding the site. Culverted watercourses exist within the site and consideration should be given to these with any proposal. Given the size of this site, it would be appropriate that a Transport Assessment be commissioned and a Masterplan should be provided for this site. 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 the site is achievable with more than one access point identified. A Transport Assessment would be recommended due to the size of the site. Existing core paths and rights of way through the site should be retained.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a generally 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		N	The site is quite open to the prevailing winds and is not well protected from existing development	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2 to make the buildings more resilient to climatic factors.	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	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +X	

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: A boundary wall passing through site probably denotes a medieval deer park associated with Sanquhar Castle and is regionally significant, being one of only three known surviving examples in the region. It should be retained as a feature and incorporated at an early design stage. Breaks in the wall for road infrastructure should utilise existing breaks, and be kept to an absolute minimum elsewhere.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	Consideration will need to be given to incorporating the possible deer enclosure within any development following further assessment and confirmation of its status.								
SEA OVERVIEW	Once this feature is assessed and confirmed and provided that it is adequately incorporated into any development scheme then there should be no SEA impacts						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	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	There is riverside footpath which cuts through the site		SV	X	The footpath through the site should be retained and additional woodland planting along the western and southern boundaries would provide an appropriate finish to the development and much needed green 'break' between existing developments and a buffer before the river.	+	
Will development of the site be well integrated visually with the existing settlement		Y	The site is surrounded on three sides by existing development		SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		Y	There are attractive views from the site towards the hills across the valley		SV	X	Any development should ensure that there are points from which the views should be retained	0	
PLANNING OVERVIEW	Footpath links through the site should be retained and tree planting at the boundaries would help to provide a landscape buffer between the development and the river.								
SEA OVERVIEW	There are no SEA impacts						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	The site is currently allocated as a housing site within the settlement boundary and is the subject of an ongoing reserved matters application.					
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 site is a current housing allocation in the LDP and has planning consent. The site is well located within the built up part of the settlement and is well served by local facilities and amenities. This is a large site in an area where there is considered to be issues of market demand however it still remains a logical site for inclusion with ongoing developer interest and is therefore recommended for inclusion in LDP2.					
OVERALL SEA COMMENT			Minor negative SEA issues in the loss of a greenfield site and from increased traffic movements resulting in increasing carbon emissions. 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.					

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: SNQ.H3	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Queensberry Square			
Settlement: Sanquhar	Current use: vacant	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 277927, 610122			
Site Size (ha): 0.30	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	+	+	+	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)
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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: 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	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issue 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								
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: The site is easily accessible and is located close to cycleways and footpaths.							
		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:	Sanquhar				Sanquhar Academy					
	Capacity:	110				217					
	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				
PLANNING OVERVIEW	The site is well located in the centre of the settlement close to local services and there are footpaths and cycleways 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
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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)	urban	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		Y	There is potential for some contamination from previous use.		C	X	Further investigation required and any measures identified should be implemented.	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 soil 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			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	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	Y			C	0		0	
PLANNING OVERVIEW	There are no known flood risk or water issues and there is sufficient capacity for water and waste water.								
SEA OVERVIEW	There are 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, open space and a church	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 site is proposed to be developed for housing.	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	Y	Comment: This is the site of the former primary school							
		Greenfield									
Is the site vacant or derelict		Y	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		Y	This is a brownfield site. Although the façade of the former school remains and should be incorporated into any development scheme there is not an actual building to reuse.		SV	+		+			
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the town makes it unlikely.		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 within the site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	Y	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 would bring a vacant brownfield site back into use. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.								
SEA OVERVIEW	The development of a brownfield site would be a positive SEA impact						SEA SCORE: +		

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 proposes 10 units. Appropriate vehicular and pedestrian access can be achieved from Church Road and Queensberry Square. 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 the site is achievable							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			This is a generally 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 existing development.		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.								
SEA OVERVIEW	There are positive SEA impacts gained through solar gain and sustainable construction techniques .						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is adjacent to a medieval church raising possibility of archaeological remains or extra-mural burials, as well as setting issues to ensure that the prominence of the church as seen from the A76 and Church Road is not overwhelmed by new development. The site includes the listed shell of the former school and is located in a Conservation Area. Development should have an imaginative management/restoration/re-use plan for the former school to have some purpose for inclusion within the development.			
		Conservation Area	Y	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	Y	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			C SV	0	Development should provide for the retention of the remaining façade of the listed school building which will help the site interpret it's historic context	+	
PLANNING OVERVIEW	The remains of the former school should be incorporated into the overall development scheme as well as taking into account the setting of the church.								

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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SEA OVERVIEW	Provided that the remains of the listed building are incorporated into any development scheme then there should be positive SEA impacts.	SEA SCORE: +
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LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations in relation to this site.			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Potential for development noting archaeology comments and ensuring building heights should be lower than the church.			C	X	Potential development should front onto the park and make reference to the previous building (such as; re-using materials, maintain wall lines/layout etc).	+	
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the settlement.			SV	+		+	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The site is well located as an infill site surrounded by existing development. The former school forms an important feature in this part of the settlement and should be retained. Development should face onto the square in line with the existing built form.									
SEA OVERVIEW	Provided that the local context of the site is respected then 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 allocated for housing within the settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site has been purchased from the Council by a housing association							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	Y	Development would be expected to come forward during the plan period.							
OVERALL PLANNING COMMENT	This is a brownfield site which is currently allocated for residential development in the current LDP. The site is an infill site within the existing built up parts of the settlement and is well served by local facilities and amenities. The incorporation of the listed facade will help to secure a long term future for this local feature within the conservation area. It is recommended to continue this allocation into LDP2.								
OVERALL SEA COMMENT	Minor positive SEA effects in relation to development of this brownfield site and the conversion of the listed facade within the conservation area, 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: SNQ.H4	Source of site suggestion: LDP Allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 09/P/3/0030 – permission granted in 2010 and has now lapsed	
Site name: High Street			
Settlement: Sanquhar	Current use: Garage/workshop	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 278407, 609772			
Site Size (ha): 0.21	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	+	+	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	Information source	Consultation required (only if answer is Yes)
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: There are no designations affecting this site.			
Are there any known invasive species within the site	N			C GIS	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issue 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: There is a footpath adjacent to 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	N								
		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)	01-	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Sanquhar				Sanquhar Academy					
	Capacity:	110				217					
	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				
PLANNING OVERVIEW	The site is well located in the centre of the settlement close to local services and there are footpaths and cycleways 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
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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)	urban	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		Y	The site is a former garage and petrol station and therefore there may be contaminative material present		C	X	An investigation will be required and any measures identified should be implemented before development can take place	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 soil 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			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 hold records of flooding in connection to the site and there is a culverted system within the site boundary.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	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	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 a 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 water and waste 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 predominantly surrounded by residential properties. The site lies on the A76 trunk road.	SV	X	Noise mitigation and screening may be required.	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 for residential development which would be compatible with surrounding uses.	SV	0		0	
PLANNING OVERVIEW	Policy OP1a would be used to assess proposals and limit any impacts from emissions							
SEA OVERVIEW	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield	Y	Comment: This site is currently in use as a garage							
		Greenfield									
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		Y	This is a brownfield site. It is not expected that any of the existing buildings would be incorporated into a new development.	SV	+		+				
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the town makes it unlikely.	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 within the site.										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	Y	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 would reuse a brownfield site. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.							
SEA OVERVIEW	The development of a brownfield site would be a positive SEA impact						SEA SCORE: +	

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 (19 units) fronts onto the A76(T), U307n (Leven Road) and the U308n (Cameron Place) and allows for appropriate pedestrian and vehicular access to 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. As the site also fronts the A76 Trunk Road, the comments of Transport Scotland regarding the suitability of access onto the trunk road should be obtained.					
PLANNING OVERVIEW	It is expected that access to this site should be achievable							

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		This is a 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 existing development.		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.							
SEA OVERVIEW	There are positive SEA impacts gained through solar gain and sustainable construction techniques .						SEA SCORE: +	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is within the conservation area and close to the High Street Listed Buildings. The site may have standing remains of post-war industrial architecture of some interest which might usefully be recorded before demolition. Sensitive frontage development required to retain and reinforce character of the conservation area.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
		Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		SV	X	Recording of any features found in investigation	+
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required							
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						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 Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations in relation to this site.	
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	There are no landscape features within the site		SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well located within the built up part of the settlement		SV	+		+
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	This infill site is set back from the Trunk Road and is not prominent in the streetscene							
SEA OVERVIEW	There are no SEA issues in relation to this site						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	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	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	The site is currently in use as a garage and as a result may not come forward for development during the plan period.
OVERALL PLANNING COMMENT	This is an infill brownfield site within the built up part of the settlement and is considered to be well related to existing development and close to local services and facilities. However, the site is currently in commercial use and may not come forward for development during the plan period. It is proposed, therefore, to show it as alternative site at this point. Should the site not be allocated any proposal coming forward could be considered under criteria based policies	
OVERALL SEA COMMENT	Minor positive SEA effects in relation to development of this brownfield site, 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: SNQ.B&I1	Source of site suggestion: LDP allocation	Site history/previous planning applications, (ref. Nos. where applicable and approval date): n/a	
Site name: Glasgow Road			
Settlement: Sanquhar	Current use: Agriculture	Existing LDP allocations/ designations: Yes	
OS Grid Reference (Easting, Northing): 277343, 610415			
Site Size (ha): 3.62	Proposed use: Business and industry	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	X	X	+/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)		

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: There are no designations affecting 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 issue 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								
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: Footpaths lie adjacent 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	1-5	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	1-5	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:	n/a									
	Capacity:										
	Distance:										
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 reasonably close to local services and there are footpaths and cycleways close to the site providing easy access to active travel provisions. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also improve access to employment opportunities 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	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	Y	The site is located adjacent to Crawick Water		SV	X	See below	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 appears in the medium likelihood fluvial SEPA flood maps and a body of water lies adjacent to the site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented..	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	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. and any measures identified should be implemented. 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			C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	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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						network and any measures identified should be implemented. As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.			
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 limited capacity for both waste water and 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		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site forms a larger area predominantly in business and industrial use.	SV	X		X		
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)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A Noise assessment may be required and any measures identified should be implemented..	0		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: the site is 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		?	Possibly although it's location on edge of the town makes it unlikely.	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
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.		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y MoD N Carlisle Airport N Coal Authority Y HSE N					
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.							
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 is located beyond the termination of the U64n. In developing this site for commercial/industrial use it would be appropriate to extend the U64n and design and construct any associated road network within the site as an adoptable industrial road. Access to the U64n is directly off the A76 Trunk Road and you should obtain the comments of Transport Scotland regarding the suitability of the junction onto the trunk road. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site is achievable. Transport Scotland should be consulted in relation to impacts affecting the trunk road.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site	SV	0		0	
Can the site make best use of solar gain		?	Possibly due to the generally open nature of the site	SV	+	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	Due to its open nature it is not well protected from the prevailing winds.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	+	
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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +X	

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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	Y	Scheduled Monuments	N	Comment: Cropmarks indicate the survival of paleo-channels across the site. No overriding historic environment issues, but may require mitigation. Setting of Listed manse and adjacent prehistoric burial cairn will need consideration and perhaps screening.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly		SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	Development here would represent an extension of the existing industrial estate.			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	There are views across the adjacent field to the listed building			SV	X	Screen planting should assist in ensuring that views from the listed building and its setting are retained	0
PLANNING OVERVIEW	The site is located adjacent to and would be visually associated with the existing industrial estate. Screen planting should be used to ensure that the views and setting of the nearby listed building are not adversely impacted.								
SEA OVERVIEW	Provided that screen planting is implemented there should be no negative 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 currently allocated for business and industry 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		There are no known physical constraints in bringing this site forward depending on market demand

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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OVERALL PLANNING COMMENT	The site is currently allocated for business and industry and well related to other business uses in the locality. Further investigation will be required in respect of flood risk. It is recommended to continue to include this site in LDP2							
OVERALL SEA COMMENT	Minor negative SEA issues in respect of the loss of a greenfield site and possible emissions from both existing and proposed uses within the industrial estate and from increased traffic movements resulting in increasing carbon emissions. However, 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: SNQ.H201	Source of site suggestion: Call For Sites	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 16/P/3/0206 – residential development - Withdrawn	
Site name: land east of Blackaddie Road			
Settlement: Sanquhar	Current use: Paddock	Existing LDP allocations/ designations: Established Business and Industry	
OS Grid Reference (Easting, Northing): 277608, 609696			
Site Size (ha): 1.55	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	X	X	+	0	X

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-	x	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: There are no 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			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 issue 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	The site is predominantly a paddock	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	Y	Comment: The site is easily accessible and footpaths lie 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:	Sanquhar				Sanquhar Academy					
	Capacity:	110				217					
	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				
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways within and 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
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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) 4.2 and urban	C	0		0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	Although land within the site is sloping development is unlikely to result in significant erosion.	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 soil 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		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 site appears in the medium likelihood fluvial SEPA flood maps. A body of water lies adjacent to the site	C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	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)		?	Sewer/drain transecting the site may constrain developable extent.	C	X		0		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a surface water sewer running through the site.	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 review to 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 capacity for both waste water and water supply								
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	Y	There is a commercial and industrial area to the north which could result in emissions and noise generation	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment may be required in relation to the nearby business premises and any noise attenuation measures identified should be implemented however development on this site should ensure that the operation of the estate is not compromised which may result in emission .	X	
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 site is proposed to be developed for housing.	SV	0		0	
PLANNING OVERVIEW	There are possible noise issues related to the adjacent commercial premises and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable without harming the business operations of the occupiers of the adjacent premises.							
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing within this industrial area.						SEA SCORE: X	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site is used as a paddock					
		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		?	Possibly although it's location on the edge of the settlement makes it unlikely.	GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH			O	0		0		
Do sites for potential waste management		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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facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)												
Are there any of the following servicing constraints that impact on the development of the site			Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment: There are no servicing constraints in relation to this site.										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	Y	HSE	N
PLANNING OVERVIEW	Development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.											
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 proposes 12 units to the south of the existing Blackaddie Industrial Estate. Blackaddie Road provides access to Commercial premises and is used for industrial (HGV) deliveries to and from the site. There is an existing private road to the north of the site which currently serves the industrial estate, there may be scope to bring this to an adoptable standard. Any proposals for residential use should take account of and make provision for the existing industrial usage. There may be potential to provide pedestrian/cycle links to Queens 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.									
PLANNING OVERVIEW	It may be possible to bring the existing access up to adoptable standard but would need to take into account the industrial usage of this access.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		This site has a south westerly aspect				SV	+			+	
Can the site make best use of solar gain		Y	Possibly due to the generally open nature of the site			SV	+	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		?	The site is partially protected by existing trees			SV	0	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.										
SEA OVERVIEW	There positive SEA impacts gained through solar gain and sustainable construction techniques										SEA SCORE: +

are

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site lies at the eastern end of the medieval and post-medieval bridges that predate the current Blackaddie Bridge, with a potential for archaeological remains					
		Conservation Area	N	Inventory of Historic Battlefield	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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		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N	or finds. Archaeological mitigation would be required.		
		Archaeological site	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	SV	X	Recording of any features found in investigation	+	
PLANNING OVERVIEW	The integrity of the listed bridge should be retained							
SEA OVERVIEW	Provided that the integrity of the bridge is retained there should be no SEA impacts						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting this site.		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	Development may result in the loss of existing and established trees	SV	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	The site is located on the edge of the settlement, adjacent to an industrial/commercial estate and predominantly lies at a lower level. Although there are residential properties close to the site they are visually separated from, and appear unrelated, to it.	SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	Eastern part of site is steep, visible across the valley and should not be developed. Existing tree planting on the boundary of the rest of the site screens it from the riverside and wider countryside; if this were lost to development then it would become highly visible and would detract from the setting of the riverside park. Limited development within the existing structural planting could be possible.	C and SV	X		X	
PLANNING OVERVIEW	The site feels visually isolated from other residential parts of the settlement and is more closely associated with the adjacent commercial/industrial area to the north. The site is visually prominent, and would be more so if the existing tree belt was to be lost.							
SEA OVERVIEW	There are negative SEA issues arising from the visual prominence of the site and the visual separation from other residential parts of the town						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently within an area designated as Established Business and Industry land.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	

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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Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	
OVERALL PLANNING COMMENT	Development would result in the loss of greenfield land. This site is not considered suitable for residential development due to its visual prominence, its visual separation from other residential parts of the settlement and incompatibility with commercial uses to the north. Due to the topography of the land, it may not be suitable for commercial development and therefore it is proposed to remove the area of land to the south of the industrial access road from the settlement boundary. As a result, it is not considered appropriate to include this site within LDP2	
OVERALL SEA COMMENT	Minor negative SEA issues in relation to the loss of greenfield land, possible emissions from existing uses within the industrial estate, visual prominence and lack of visual integration with other residential parts of the settlement. However there are positive SEA effects as this 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: SNQ.H202	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: Nigel Henderson Court			
Settlement: Sanquhar	Current use: Vacant	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 278299, 609895			
Site Size (ha): 0.23	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

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)
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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: There are no 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	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 issue 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				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and footpaths close to the site							
		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	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:		Sanquhar				Sanquhar Academy				
	Capacity:		110				217				
	Distance:		0-1				1-5				
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 close to local services and there are footpaths and cycleways 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
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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)	urban	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		?	No known previous use of site. If use as residential, testing of soil of garden ground may be required.		C	X	Any measures identified from the testing should be implemented	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 soil 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			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 site appears in close proximity of the pluvial SEPA flood maps and DGC hold records of flooding in connection to the site.		C	X	A Drainage Impact Assessment is required and any measures identified should be implemented.	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	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 review to 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 capacity for both waste water and water supply							
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	Y	The neighbouring uses are a nursing home, residential and a small amenity area. The railway line runs adjacent to the north of site.	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment may be required in relation to the railway line and any noise attenuation measures identified should be implemented	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 site is proposed to be developed for housing.	SV	0		0		
PLANNING OVERVIEW	There are possible noise issues related to the adjacent railway and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS

Is the site.....		Brownfield		Comment: This is an undeveloped, vacant site within the settlement						
		Greenfield	Y							
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+		+		
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 and there are no existing structures for reuse on the site.		SV	X		X		
Does the site have existing and potential mineral extraction		?	Possibly although it's location within the settlement makes it unlikely.		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
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	Y	HSE	N
PLANNING OVERVIEW	Although the development of this site would result in the loss of greenfield land it forms a small vacant infill area within the built up part of the town. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.										
SEA OVERVIEW	Although the loss of greenfield land would be a negative SEA impact bringing forward this vacant infill site would make efficient use of land within the town.									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 U302n (Back Road) is severely restricted and would not be suitable for vehicular access to this site. However, there may be potential to provide access to this site via an extension of the U308n Cameron Place although this would require land outwith the indicated application site. It should also be noted that given the narrow width of this site (approximately 23m), the provision of an adoptable road with turning head may restrict the development potential of the site. In accordance with Council standards any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road. Any residential development of this site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	A suitable access may be possible by extending Cameron Place however this would require land outside of the current ownership.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The slope is south westerly.				SV	+				+	
Can the site make best use of solar gain		N	The site is linear shape means that any development would have an east/west aspect			SV	X	The layout and design should ensure 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 protected by existing development			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.			+	
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 positive SEA impacts gained through solar gain and sustainable construction techniques									SEA SCORE: +		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: The site is within Sanquhar Conservation Area and is sited on rising ground on north-east side. The adjacent Queensberry Nursing Home is Category B Listed and development at this site has the potential to affect the setting of this building and should be carefully considered. The southern part of the site lies within the medieval burgh. No overriding historic environment issues, but would require archaeological mitigation.						
		Conservation Area	Y	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	Y	Garden or Designed Landscape								
Will the development of the site result in the opportunity to enhance or improve access	L	?	Possibly		C	X	Recording of any features found in investigation			+		

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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to the historic environment									
PLANNING OVERVIEW	Careful consideration would need to be given to the design of any development to ensure that the integrity of the listed buildings and character of the conservation area are maintained.								
SEA OVERVIEW	Provided that the design of any development is carefully considered there should be no SEA impacts.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment: There are no designations affecting this site.		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	There are existing mature trees within and overhanging the site and boundary walls along the east and west boundary should be retained. Any walls should be repaired as appropriate with a buffer of at least 8m from west and north boundaries to protect trees. Low density single storey development similar in scale to Cameron Place may be appropriate.			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained	0
Will development of the site be well integrated visually with the existing settlement		Y	The site is well related to the existing built up part of the settlement. Low density single storey development similar in scale to Cameron Place may be appropriate.			SV C	+		+
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	The site is located within the built up part of the town. Development in this location would not adversely impact on the wider landscape.								
SEA OVERVIEW	Provided that mature trees are retained in line with policy NE7 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 unallocated within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently owned by the Council and is part of a programme for disposal.
Are there any known restrictive covenants or ransom strips	?	Suitable access requirements may require land in the ownership of a third party
Can the site be delivered within the LDP timeframe	?	Provided that the access arrangements could be overcome then there are no other physical constraints in bringing this site forward depending on market demand
OVERALL PLANNING COMMENT	This is an infill, greenfield, vacant site within the built-up part of the settlement and is considered to be well related to existing development and close to local services and facilities. However, the uncertainty over the access arrangements suggest it is not suitable as a housing allocation within LDP2 and therefore it should remain unallocated but within the settlement boundary. Any proposal coming forward could then be assessed against criteria based policy.	
OVERALL SEA COMMENT	Minor positive SEA effects in relation to development of this vacant site, 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: SNQ.H203	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): None	
Site name: land north east of railway			
Settlement: Sanquhar	Current use: Agriculture	Existing LDP allocations/ designations: No	
OS Grid Reference (Easting, Northing): 278379, 610050			
Site Size (ha): 6.82	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	+/x	0	XX

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

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)
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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: There are no 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	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 issue 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						
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment: The site is easily accessible and footpaths lie adjacent to site									
		Right of Way	Y										
		Core path	Y										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
		Primary	Secondary										
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)	School name:	Sanquhar					Sanquhar Academy						
	Capacity:	110					217						
	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						
PLANNING OVERVIEW	The site is well located close to local services and there are footpaths and cycleways within and 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						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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services resulting in positive SEA impacts
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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	C	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		Y	The site is in an area known for historical mining and there is one known mine shaft recorded. Land immediately adjacent to railway lines may require soil testing of garden ground if developed for residential use.		C	X	Any measures identified from the testing should be implemented	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 soil 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			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 site appears in the SEPA medium likelihood surface water floodmaps. A body of water traverses the site and a culvert inlet with DGC apparatus is present within the site boundary. DGC hold flood records in connection to this site.		C	X	A Flood Risk Assessment is required and any measures identified should be implemented.	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	Y	There is a 4"UPVC water main within the site		C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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 review to 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 capacity for both waste water and water supply								
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	Y	The neighbouring uses are agriculture, residential and the railway line runs adjacent to the south of site.	SV	X	Development proposals will be assessed against policy OP1a. A Noise Assessment may be required in relation to the railway line and any noise attenuation measures identified should be implemented	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 site is proposed to be developed for housing.	SV	0		0		
PLANNING OVERVIEW	There are possible noise issues related to the adjacent railway and any design and layout of the development should take this into account and employ any necessary measures to ensure that the amenity of future residents is acceptable.								
SEA OVERVIEW	Provided that mitigation measures are taken in relation to the noise issues then there should be no negative impacts.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is agricultural land					
		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 and there are no existing structures for reuse on the site.		O	X		X	
Does the site have existing and potential mineral extraction		?	Possibly although it's location on the edge of the settlement makes it unlikely.		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	

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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Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD N	Carlisle Airport N	Coal Authority Y	HSE N	
PLANNING OVERVIEW	The development of this site would result in the loss of greenfield land. Although any development of the site is unlikely to impact on air traffic control operations there are the possibility of mineral reserves in the area.							
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 housing site (6.82ha) lies to the north of the Dumfries - Kilmarnock railway line, with principal access off the U464n Blowearie Road. There is a 2nd potential access to the south east of the site via Leven Road. However, these two access routes are exceedingly restricted. Access to Blowearie Road is via St Mary's Street. St Mary's Street is restricted in width with limited footway provision and no scope for improvement. Access to St Mary's Street is via Harvey's Wynd and Simpson Road, with the lower section of St Mary's Street one-way to the A76(T). Leven Road has a severely restricted bridge under the railway line. Given the constrained nature of the public road network serving this site and the trip generation that a site of this size would generate, Roads Officers are unable to recommend in favour of the inclusion of this site.						
PLANNING OVERVIEW	Due to the restricted and constrained nature of the local road network and possible access points to the site Roads officers are unable to support the inclusion of this site for development								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is an undulating site		SV	0		0
Can the site make best use of solar gain		?	Possibly due to the generally open nature of the 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	The site is elevated and open providing little protection from the prevailing winds		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors.	0
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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements						SEA SCORE: +/x	

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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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 land forms a prominent slope and development would impact on the in setting of the Conservation Area on the lower slopes below. The first edition Ordnance Survey map records a mine shaft in the western portion, along with a pit-head building. Another shaft is recorded just 10m from the northern edge of the plot, and one 6m from the south-eastern edge. There is a high possibility of sub-surface galleries below the site. Discovered shafts may require archaeological recording.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	?	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly	C	X	Discovered shafts may require archaeological recording.	+		
PLANNING OVERVIEW	Any development would have to be carefully designed to ensure that it does not detrimentally impact on the conservation area below.								
SEA OVERVIEW	Provided that the design of any development is carefully considered there should be no SEA impacts.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations in relation to this site.			
		Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		N	The existing railway line acts as a defined visual and physical boundary at the north of the town and as a result development in this location would not be integrated into the built up part of the town		C	X		X	
Are there any locally attractive views that will be impacted by development of the site		N	The rising slopes of the site are also highly visible from parts of the town. The area provides a valuable open pastoral backdrop to the town which is set within the shallow valley. Development here would be highly visible up and down and across the valley and may set a precedent for unchecked development climbing further up the northern slopes, and the attractive rural setting of the town would be compromised.		C	X	The site is not considered suitable for development in landscape terms	XX	
PLANNING OVERVIEW	This site is physically separated from the rest of the settlement by the railway line. Any development in this location would be highly visible from a number of points in the valley and would detrimentally impact on the wider setting of the town.								
SEA OVERVIEW	Development in this location would result in significant negative SEA impacts.						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
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PLANNING/EFFECTIVENESS ISSUES

Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site lies adjacent to the settlement boundary to the north of the railway line.
Have all landowners been identified and have they agreed to disposal/development of the site	N	The landowners have yet to be identified.
Are there any known restrictive covenants or ransom strips	?	Unknown at this time
Can the site be delivered within the LDP timeframe	N	There are access constraints which are unlikely to be overcome in the plan period.
OVERALL PLANNING COMMENT	The site is considered to be close to local services and facilities however the access and local road network constraints suggest it is not suitable as a housing allocation within LDP2 and Roads Officers do not support the inclusion of this site in LDP2 for this reason. The Council's Landscape Architect does not consider this site suitable for development on the grounds of visual prominence and the detrimental impact development would have on the wider setting of the settlement. As a result it is not recommended to include this site in LDP2.	
OVERALL SEA COMMENT	Minor positive SEA effects in relation to development of this vacant site, within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques. However there significant negative SEA issues in relation to visual prominence and landscape issues and also minor negative issues in relation to the loss of greenfield land and from increased traffic movements resulting in increasing carbon emissions.	