

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> SPR.H1	<b>Source of site suggestion:</b> Current LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> land off Ewart place			
<b>Settlement:</b> Springholm	<b>Current use:</b> Green field	<b>Existing LDP allocations/ designations:</b> SPR.H1	
<b>OS Grid Reference (Easting, Northing):</b> 280568, 569748			
<b>Site Size (ha):</b> 1.98	<b>Proposed use:</b> Housing	<b>HMA:</b> Stewartry	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
<b>SCORE</b>	+	0	0	0	X	+	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
<b>Score Symbol</b>	++	+	0	?	+/-	x	xx

### Legends

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

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

BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		Comments: There are no known designations affecting this site					
Are there any known invasive species within the site	N			GIS C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	Potential habitat fragmentation due to the loss of a greenfield site and development close to existing trees (mature conifers) to the north of the proposed site.		SV	X	Any proposal should be assessed against policy NE7	0	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Although the site is publicly accessible it is not identified as an area of protected open space in the adopted LDP.			SV	0	Development of site would need to include pedestrian links to school and playing field. Part of site should also be maintained as open space.			+
		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		Comment:							
		Core path									
		Cycle path									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	Y 0-1	Sports facilities	Y 0-1	Hospitalities	Y 0-1	Local shops (convenience)	Y 0-1	Bus stop	Y 0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Springholm	CD								
	Capacity:	31	113								
	Distance:	0-1	1-10								
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0				0	
<b>PLANNING OVERVIEW</b>	The site is within close proximity to local services. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	The site is well located in relation to local services, and development would also support local facilities and services resulting in positive SEA impacts						<b>SEA SCORE: +</b>				

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

SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.2	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	Ni known previous use		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	There are no known soils issues								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Reeds visible on site and there is a small watercourse which runs along boundary of site		SV	X		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site.			X	A full site topographic survey and site layout required. Depending on content, a Flood Risk Assessment may also be required. Applicant should confirm surface water outfall intentions and future maintenance. Flood Risk Assessment required	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW There is a combined sewer which runs through the bottom part of the site		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW		C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
<b>PLANNING OVERVIEW</b>	The flood risk will need to be fully investigated, no development should take place within the area that is within the floodplain. There is limited capacity at both the waste water and water treatment works. The developer will need to discuss build out rates further with Scottish Water.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

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

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Surrounding land uses include housing, open space and the A75 which runs along the eastern boundary of the site	SV	X	Proposals will be assessed against policy OP1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts from the A75	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		SV	0		0		
<b>PLANNING OVERVIEW</b>	There may be some noise pollution from the A75 which noise attenuation measures may reduce								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

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

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

constraints that impact on the development of the site			Comment: There are no known servicing constraints in relation to this site										
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of greenfield land												
<b>SEA OVERVIEW</b>	The loss of greenfield land would be a negative SEA impact										<b>SEA SCORE: X</b>		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Not in favour of access via the existing public road network as this would create an overlong cul-de-sac. However; appropriate access from the A75 may be achievable, subject to approval from Transport Scotland. An EVA will be required which can be achieved via an extension to Ewart Place. Consideration should be given to pedestrian links and access. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
<b>PLANNING OVERVIEW</b>	Access to the site is achievable												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Flat greenfield site				SV	0				0	
Can the site make best use of solar gain		Y	Possibly due to 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	Relatively open site with no protection from the prevailing winds				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2. Structural planting to the south and western boundaries may provide some protection of the site in the future			+	
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through designing for solar gain and including sustainable construction techniques										<b>SEA SCORE: +</b>		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: No cultural heritage issues							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory	N								
		Archaeological site	N	Garden or Designed Landscape									
Will the development of the site result in the opportunity to enhance or improve access	L	N	No features on site				SV	0			0		

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

to the historic environment									
<b>PLANNING OVERVIEW</b>	There are no historic environment issues in relation to this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				Flat site within settlement and near to school/playing field.	SV C	0		0
Will development of the site be well integrated visually with the existing settlement		Y				The A75 is key detractor; part of site should be maintained as green space and planted with tree screen to reduce this impact.	SV C	X	Site layout should create pedestrian links to school and playing field. Plant an adequate tree belt to screen site from A75. Houses to address playing field.	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
<b>PLANNING OVERVIEW</b>	Provided the development is well designed and laid out it should integrate well with the existing settlement.									
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues								<b>SEA SCORE: 0</b>	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	This site is currently allocated for residential development within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward, the site owners (DGHP) have advised that the site is on the Strategic Housing Investment Programme
<b>OVERALL PLANNING COMMENT</b>	The site is an allocated housing site in the adopted LDP and is considered to be effective. It is a prominent roadside site where development could reinforce the linear character of the village and use good sustainable design features.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues, including loss of greenfield land. However, the site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	