

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> THN.H2	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 09/P/3/0355 – Planning permission in principle granted in 2013	
<b>Site name:</b> Hospital Brae			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 287561, 594910			
<b>Site Size (ha):</b> 6.08	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<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	+	X	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
<b>Score Symbol</b>	++	+	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		Y	Comments: Adjacent to ancient woodland 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	There is ancient woodland to the north and west of the site. Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
<b>PLANNING OVERVIEW</b>	Development of the site should not harm the surrounding ancient woodland.							
<b>SEA OVERVIEW</b>	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			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: There are footpaths adjacent to the 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	0-1	Hospitalities	0-1	Local shops (convenience)	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:	Wallace Hall	Wallace Hall Academy						
	Capacity:	45	59						
Distance from site (km)	1-5		1-5						
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The whole of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact						<b>SEA SCORE: X</b>	

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	Adjacent to fluvial flood outline and a culverted watercourse may flow through the site.		C	X	A Flood Risk Assessment, including topographic information, is required and any measures identified should be implemented. There should be no built development over the culvert.	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	Topography of the site may limit developable extent of site.		C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a combined sewer north of site		C	0	Further investigation such as a Drainage 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
Is there sufficient capacity for the development to connect to the mains water	PHH	?			C	0	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	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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supply						their 5 Growth criteria.			
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be SEA issues						<b>SEA SCORE: 0</b>		

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, cottage hospital and agricultural land.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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 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 N HSE N					
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.							
<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			This proposed site (H2) for 112 no. units is landlocked and does not directly abut any public road. Access could only be achieved through the neighbouring site THN.H3. Given the number of contiguous sites being put forward for consideration in this area south of Thornhill, they should not be considered in isolation and it would be appropriate that a Transport Assessment be provided and Masterplan be developed to encompass all of the proposed sites (H2, H3, H4, H5 and MU1), that considers transport links, public transport and pedestrian/cycle provision as well as the long term goal of forming a new strategic link with the A76 Trunk Road and the future stopping up the B731 between the junctions with the C134n and the A76 at Highways corner. Any new link onto A76 Trunk Road will require permission from Transport Scotland and you may wish to consult with them at this stage. It would also be appropriate that an accompanying site development brief/area development framework be agreed including Design Codes.						
<b>PLANNING OVERVIEW</b>	The site would currently need to be accessed through the adjacent site at THN.H3 but due to the number of sites being considered in this part of the settlement they should not be considered in isolation and therefore a Transport Assessment covering all the sites is recommended and perhaps consultation with Transport Scotland, particularly if a new junction on the trunk road is proposed. Previous proposals have shown an access route from the north through the ancient woodland.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a gently undulating 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 the existing tree belt.	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2	+	
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +/X</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Borders scheduled monument of probable late prehistoric settlement (possible Roman Signal station). Known issues, evaluation and/or mitigation will be required. Issue of effect of setting of scheduled site will need to be raised with HES as it would affect views out from the site.		
			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	?	Possibly		SV	X	Recording of any features found in investigation	+	
<b>PLANNING OVERVIEW</b>	Some archaeological evaluation and/or mitigation will be required								
<b>SEA OVERVIEW</b>	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area		
			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 a potential loss of trees to the potential access route through the ancient woodland to the north is a key issue.			C	X	Any proposal should be assessed against policy NE7 and ancient woodland should be retained	0
Will development of the site be well integrated visually with the existing settlement		?	The site is reasonably well integrated surrounded by existing development and ancient woodland to the north and east.			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	There are currently pleasant rural views across the site which would be lost			SV	X	Any development of the site will inevitably alter its current rural character however an effective landscaping scheme could ensure that it would not be too prominent in the wider landscape	0
<b>PLANNING OVERVIEW</b>	This is a reasonably well integrated site being enclosed by ancient woodland and existing development. Development on the edge of the village is unlikely to impact on the RSA.								
<b>SEA OVERVIEW</b>	Provided that the mature trees and effective landscaping are integrated into any development going forward then there should be no SEA issues.						<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	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							

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		Y	There are no known physical constraints in bringing this site forward depending on market demand					
<b>OVERALL PLANNING COMMENT</b>	The site is a current allocated housing site in the LDP and is one of a number of allocated and long term sites included in the LDP to the south of Thornhill. It is expected that despite the different timescales for development that development of these sites should be considered in combination through a masterplanning exercise. Development of this site would result in the loss of a greenfield site and any layout should take into account both the ancient woodland and any impact on the ancient monument or its setting. The site is considered to be well related to existing development and close to local services and facilities. It is recommended to continue to include this site in LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site 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

<b>Site Ref:</b> THN.H3	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> Part of 09/P/3/0355 - Planning permission in principle granted in 2013	
<b>Site name:</b> Hospital Brae/Boat Brae			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 287674, 594711			
<b>Site Size (ha):</b> 7.10	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Legends

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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		Y	Comments: Adjacent to ancient woodland 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	There is ancient woodland to the west of the site. Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
<b>PLANNING OVERVIEW</b>	Development of the site should not harm the surrounding ancient woodland.							
<b>SEA OVERVIEW</b>	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		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: There are footpaths close 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	0-1	Sports facilities	1-5	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:	Wallace Hall				Wallace Hall Academy					
	Capacity:	45				59					
	Distance:		1-5				1-5				
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The whole of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact						<b>SEA SCORE: X</b>	

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 within close proximity of the medium likelihood fluvial SEPA flood maps. There a minor partly culverted watercourse may flow through or adjacent to the site.		C	X	A Flood Risk Assessment, including topographical information, is required and any measures identified should be implemented. There should be no built development over the culvert.	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	Topography of the site may limit developable extent of site.		C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	There is a combined sewer north of the site.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 sufficient capacity waste water however there is only limited capacity for water supply and further investigation will be required to consider the impact							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>		on the overall networks and, if necessary, mitigation measures put in place.					<b>SEA SCORE: 0</b>	
		Provided all the necessary mitigation measures are implemented there should be no SEA issues						

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and agricultural land.	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X		X		
Does the site have existing and potential mineral extraction		N		GIS	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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constraints that impact on the development of the site		Comment: There are no servicing constraints in relation to the sites											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N		
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.												
<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		This proposed site (H3) for 64 no. dwellinghouses shares frontage with the B731 and C134n public roads. Given the number of contiguous sites being put forward for consideration in this area south of Thornhill, they should not be considered in isolation and it would be appropriate that a Transport Assessment be provided and Masterplan be developed to encompass all of the proposed sites (H2, H3, H4, H5 and MU1), that considers transport links, public transport and pedestrian/cycle provision as well as the long term goal of forming a new strategic link with the A76 Trunk Road and the future stopping up the B731 between the junctions with the C134n and the A76 at Highways corner. Any new link onto A76 Trunk Road will require permission from Transport Scotland and you may wish to consult with them at this stage. It would also be appropriate that an accompanying site development brief/area development framework be agreed including Design Codes.											
<b>PLANNING OVERVIEW</b>	Due to the number of sites being considered in this part of the settlement they should not be considered in isolation and therefore a Transport Assessment covering all the sites is recommended and perhaps consultation with Transport Scotland, particularly if a new junction on the trunk road is proposed.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		This is a gently undulating 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 the existing tree belt.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2			+		
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time												
<b>SEA OVERVIEW</b>	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										<b>SEA SCORE: +/X</b>		

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	Comment: Extensive area of archaeological interest in northern portion of site, relating to scheduled monument that is either a Roman signal station or a late prehistoric settlement. Scheduled area should be avoided entirely and a large buffer of open ground left around it. Setting and views out from the monument should also be considered. In addition the public road to the east of the site is thought to be the route						
		Conservation Area	N	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	Y	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						of the main Roman road up Nithsdale; mitigation would be required for works in its vicinity.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?		C	X	Recording of any features found in investigation	0		
<b>PLANNING OVERVIEW</b>	There are extensive archaeological remains within the site that should be avoided and consideration given to their setting which will reduce the developable area.								
<b>SEA OVERVIEW</b>	Provided that the area of the archaeological features is avoided and their setting considered in any layout and design then there should be no SEA						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area			
			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	Ancient woodland to the western edge			C	X	Any proposal should be assessed against policy NE7 and ancient woodland should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	The site does not currently appear well integrated within the settlement as the adjacent site has not yet been developed.			SV	X		X	
Are there any locally attractive views that will be impacted by development of the site		Y	There are currently pleasant rural views across the site which would be lost			SV	X	Any development of the site will inevitably alter its current rural character however an effective landscaping scheme could ensure that it would not be too prominent in the wider landscape	0	
<b>PLANNING OVERVIEW</b>	Until such time that the site at THN.H2 is developed to the north this site appears in a somewhat isolated position, separated from the currently built up parts of the town. This area currently provides a pleasant rural aspect. Development on the edge of the village is unlikely to impact on the RSA.									
<b>SEA OVERVIEW</b>	Issues surrounding its isolation if adjacent development does not go ahead.							<b>SEA SCORE: X</b>		

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							
<b>OVERALL PLANNING COMMENT</b>	The site is a current allocated housing site in the LDP and is one of a number of allocated and long term sites included in the LDP to the south of Thornhill. It is expected that despite the different timescales for development that development of these sites should be considered in combination through a masterplanning exercise. Development of this site would result in the loss of a greenfield site and any layout should take into account both the ancient woodland and any								

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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	<p>impact on the ancient monument or its setting. It is considered that only once the site to the north (THN.H2) is developed would the site relate well to the existing settlement, however it is close to local services and facilities. It is recommended to continue to include this site in LDP2.</p>							
<b>OVERALL SEA COMMENT</b>	<p>Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site, from increased traffic movements resulting in increasing carbon emissions and in terms of visual impact and isolation from other development. 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.</p>							

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> THN.H4	<b>Source of site suggestion:</b> LDP allocation (long term)	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Queensberry Beeches			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 288075, 594907			
<b>Site Size (ha):</b> 6.65	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<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>	+	X	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
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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		Y	Comments: Ancient and semi natural woodland lies adjacent to the northern boundary of the 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	There is ancient and semi-natural woodland to the north of the site. Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
<b>PLANNING OVERVIEW</b>	Development of the site should not harm the surrounding ancient and semi-natural woodland.							
<b>SEA OVERVIEW</b>	Provided that the ancient and semi-natural woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			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: There are footpaths adjacent to the 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
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:	Wallace Hall				Wallace Hall Academy				
	Capacity:	45				59				
Distance from site (km)			1-5				1-5			
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.									

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The whole of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact						<b>SEA SCORE: X</b>	

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 pluvial SEPA flood maps.		C	X	A Drainage Impact Assessment required and any measures identified should be implemented. Appropriate surface water management measures should be adopted.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y			C	0	The DIA would also establish what impact, if any this development has on the existing waste water 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	?			C	?	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
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<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 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.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

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 is surrounded by housing and agricultural land and the A76 trunk road forms the eastern boundary.	SV	X	Any development would need to be assessed against policy op1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts form the A76	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
<b>PLANNING OVERVIEW</b>	Policy OP1a would be used to assess proposals and limit any impact from emissions								
<b>SEA OVERVIEW</b>	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	

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   N	HSE   N	
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.							
<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			This proposed site (H4) for 103 no. dwellinghouses shares frontage with the C134n public road and the A76 trunk Road. Given the number of contiguous sites being put forward for consideration in this area south of Thornhill, they should not be considered in isolation and it would be appropriate that a Transport Assessment be provided and Masterplan be developed to encompass all of the proposed sites (H2, H3, H4, H5 and MU1), that considers transport links, public transport and pedestrian/cycle provision as well as the long term goal of forming a new strategic link with the A76 Trunk Road and the future stopping up the B731 between the junctions with the C134n and the A76 at Highways corner. Any new link onto A76 Trunk Road will require permission from Transport Scotland and you may wish to consult with them at this stage. It would also be appropriate that an accompanying site development brief/area development framework be agreed including Design Codes.					
<b>PLANNING OVERVIEW</b>	Due to the number of sites being considered in this part of the settlement they should not be considered in isolation and therefore a Transport Assessment covering all the sites is recommended and perhaps consultation with Transport Scotland, particularly if a new junction on the trunk road is proposed.							

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a relatively 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	+	
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +/X</b>	

### CULTURAL HERITAGE

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: The public road on the west of the site is thought to be the line of the Roman road up Nithsdale. Mitigation would be required for works in the area of the road.				
			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	?	Possibly			SV	X	Recording of any features found in investigation	+		
<b>PLANNING OVERVIEW</b>	Some archaeological evaluation and/or mitigation will be required										
<b>SEA OVERVIEW</b>	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns								<b>SEA SCORE: 0</b>		

LANDSCAPE											
Is the site within or adjoining any of the following			NSAs	N	RSA's	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area				
			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 existing ancient and semi-natural woodland to the northern boundary.				C	X	The existing woodland should be safeguarded and extended using new planting as part of the landscaping scheme for any new development. Such a landscaping scheme should also include a substantial element of woodland belt planting to tie into the existing structure and character of the settlement	0	
Will development of the site be well integrated visually with the existing settlement		Y	The site is reasonably well integrated surrounded by existing development and ancient woodland to the north however it will form a visible extension to the town along the A76.				C	0	The site should have links to the A76 and adjacent sites to avoid a cul-de-sac approach and to respond to Designing Streets in order that it fully integrates with the existing settlement	0	
Are there any locally attractive views that will be impacted by development of the site		Y	There are currently pleasant rural views across the site which would be lost, particularly from the A76 where development in this location could be visually prominent.				C	X	Extend existing tree belt planting to form a screen barrier to the eastern perimeter of site.	0	
<b>PLANNING OVERVIEW</b>	Development should not adversely impact on the ancient/semi natural woodland and any scheme would need to provide structural planting to assist in screening the site from A76. Development on the edge of the village is unlikely to impact on the RSA.										
<b>SEA OVERVIEW</b>	Provided that development is designed in such a way that it does not harm the exiting woodland ad structural planting is included to mitigate against any adverse impacts there should be no SEA impacts.								<b>SEA SCORE: 0</b>		

PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing in the long term 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										

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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Can the site be delivered within the LDP timeframe	Y	There are no known physical constraints in bringing this site forward depending on market demand						
<b>OVERALL PLANNING COMMENT</b>	The site is a current long term allocated housing site in the LDP and is one of a number of allocated and long term sites included in the LDP to the south of Thornhill. It is expected that despite the different timescales for development that development of these sites should be considered in combination through a masterplanning exercise. Development of this site would result in the loss of a greenfield site and any layout should take into account both the existing woodland to the northern boundary and also the need for structural planting to the eastern boundary. The site is located close to local services and facilities. It is recommended to continue to include this site for long term development in LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site 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

<b>Site Ref:</b> THN.H5	<b>Source of site suggestion:</b> LDP allocation (long term)	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Queensberry Park			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 288046, 594616			
<b>Site Size (ha):</b> 5.84	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Nov/Dec 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	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
<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
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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		Y	Comments: Adjacent to ancient woodland 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	There is ancient woodland to the south of the site. Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
<b>PLANNING OVERVIEW</b>	Development of the site should not harm the surrounding ancient woodland.							
<b>SEA OVERVIEW</b>	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

### POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		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: There are footpaths close 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	0-1	Sports facilities	1-5	Hospitalities	1-5	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:	Wallace Hall				Wallace Hall Academy					
	Capacity:	45				59					
	Distance:		1-5				1-5				
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	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	<b>SEA SCORE: +</b>
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The whole of the site is prime agricultural land	X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land								
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact						<b>SEA SCORE: X</b>		

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 pluvial SEPA flood maps and lies in close proximity of the medium likelihood fluvial SEPA flood maps.		C	X	A Flood Risk Assessment, including topographical information, is required and any measures identified should be implemented. There should be no built development over the culvert.	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	?	The DIA would also establish what impact, if any this development has on the existing waste water 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	?			C	0	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
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<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by housing and agricultural land.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site.	SV	X			X	
Does the site have existing and potential mineral extraction		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		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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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 were 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	N	HSE	N
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.										
<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		This proposed site (H5) for 122 no. dwellinghouses shares a short frontage with the C134n public road. Given the number of contiguous sites being put forward for consideration in this area south of Thornhill, they should not be considered in isolation and it would be appropriate that a Transport Assessment be provided and Masterplan be developed to encompass all of the proposed sites (H2, H3, H4, H5 and MU1), that considers transport links, public transport and pedestrian/cycle provision as well as the long term goal of forming a new strategic link with the A76 Trunk Road and the future stopping up the B731 between the junctions with the C134n and the A76 at Highways corner. Any new link onto A76 Trunk Road will require permission from Transport Scotland and you may wish to consult with them at this stage. It would also be appropriate that an accompanying site development brief/area development framework be agreed including Design Codes.									
<b>PLANNING OVERVIEW</b>	Due to the number of sites being considered in this part of the settlement they should not be considered in isolation and therefore a Transport Assessment covering all the sites is recommended and perhaps consultation with Transport Scotland, particularly if a new junction on the trunk road is proposed.										

### CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		This is a relatively 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 the existing tree belt.			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2	+		
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time										
<b>SEA OVERVIEW</b>	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										<b>SEA SCORE: +/x</b>

### CULTURAL HERITAGE

Will the development of the site affect any	L	Listed Building	N	Scheduled Monuments	N	Comment: The public road on the west of the site is thought to be the line of the			
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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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of the following including their setting			Conservation Area World Heritage Site Archaeological site	N N Y	Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N	Roman road up Nithsdale. Mitigation would be required for works in the area of the road.	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	?	Possibly		C	X	Recording of any features found in investigation	+
<b>PLANNING OVERVIEW</b>	Some archaeological evaluation and/or mitigation will be required							
<b>SEA OVERVIEW</b>	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						<b>SEA SCORE: 0</b>	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSAs TPOs	Y N	Comment: Located within the Thornhill Uplands Regional Scenic Area		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Ancient woodland to the western edge			C	X	Any proposal should be assessed against policy NE7 and ancient woodland should be retained	0
Will development of the site be well integrated visually with the existing settlement		N	The site feels remote from, and does not currently appear well integrated within, the settlement as the adjacent sites (THN.H3, THN.H4 and THN.MU1) have not yet been developed.			C	X		X
Are there any locally attractive views that will be impacted by development of the site		N	The site is highly visible from the west (noting existing Queensberry Park development).			C	X	Any development of the site will inevitably alter its current rural character however an effective landscaping scheme could ensure that it would not be too prominent in the wider landscape	0
<b>PLANNING OVERVIEW</b>	Until such time that other sites in the vicinity are developed this site appears in a somewhat isolated position, separated from the currently built up parts of the town. This area currently provides a pleasant rural aspect. Development on the edge of the village is unlikely to impact on the RSA.								
<b>SEA OVERVIEW</b>	Issues surrounding it's isolation if adjacent development does not go ahead.						<b>SEA SCORE: X</b>		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for long term 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	?	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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<b>OVERALL PLANNING COMMENT</b>	The site is a current allocated as a long term housing site in the LDP and is one of a number of allocated and long term sites included in the LDP to the south of Thornhill. It is expected that despite the different timescales for development that development of these sites should be considered in combination through a masterplanning exercise. Development of this site would result in the loss of a greenfield site and any layout should take into account the ancient woodland. It is considered that only once other sites in the vicinity are developed would the site relate well to the existing settlement, however it is close to local services and facilities. It is recommended to continue to include this site for long term development in LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site, from increased traffic movements resulting in increasing carbon emissions and in terms of visual impact and isolation from other development. 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

<b>Site Ref:</b> THN.MU1	<b>Source of site suggestion:</b> LDP allocation	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> n/a	
<b>Site name:</b> Gallows Knowe			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Agriculture	<b>Existing LDP allocations/ designations:</b> Yes	
<b>OS Grid Reference (Easting, Northing):</b> 288263, 594608			
<b>Site Size (ha):</b> 5.46	<b>Proposed use:</b> Housing and business units	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	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	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		Y	Comments: Adjacent to ancient woodland 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	There is ancient woodland to the south of the site. Potential habitat fragmentation due to the loss of a greenfield site		SV	X	Any proposal should be assessed against policy NE7 and the ancient woodland should be retained. Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes		+
<b>PLANNING OVERVIEW</b>	Development of the site should not harm the surrounding ancient woodland.							
<b>SEA OVERVIEW</b>	Provided that the ancient woodland is retained and that development does not negatively impact on it then there should be no SEA issues.						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			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: There are footpaths close 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	1-5	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:	Wallace Hall				Wallace Hall Academy					
	Capacity:	45				59					
	Distance:	1-5				1-5					
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area whilst new businesses would also provide additional employment opportunities 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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<b>SEA OVERVIEW</b>	The site is well located to local services, provides options for active travel and development would also support local facilities and services whilst also improving access to employment opportunities resulting in positive SEA impacts						<b>SEA SCORE: +</b>
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X	The whole of the site is prime agricultural land	X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact						<b>SEA SCORE: X</b>	

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 pluvial SEPA flood maps and lies in close proximity of the medium likelihood fluvial SEPA flood maps.		C	X	A Flood Risk Assessment, including topographical information, 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	The DIA would also establish what impact, if any this development has on the existing waste water 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	PHH	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets	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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supply						their 5 Growth criteria.			
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 limited capacity water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

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 is surrounded by agricultural land and the A76 trunk road forms the eastern boundary.	SV	X	Any development would need to 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 A76	0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential and business and commercial uses contained with Class 4 of the Use Classes (Scotland) Order	SV	0	Any development would need to be assessed against policy OP1a to ensure there were no adverse impacts	0		
<b>PLANNING OVERVIEW</b>	Policy OP1a would be used to assess proposals and limit any impact from emissions								
<b>SEA OVERVIEW</b>	The type of uses envisaged for this site are not expected to raise adverse SEA impacts						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: This is a greenfield site in agricultural use					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	This is a greenfield site		SV	X		X	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore,	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
compromise the waste handling operation								
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   N   HSE   N					
<b>PLANNING OVERVIEW</b>	Development of this site would result in the loss of a greenfield land. Any development of the site is unlikely to impact on air traffic control operations.							
<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			This proposed site for 47 no. units plus business use only shares frontage with the A76 Trunk Road. Given the number of contiguous sites being put forward for consideration in this area south of Thornhill, they should not be considered in isolation and it would be appropriate that a Transport Assessment be provided and Masterplan be developed to encompass all of the proposed sites (H2, H3, H4, H5 and MU1), that considers transport links, public transport and pedestrian/cycle provision as well as the long term goal of forming a new strategic link with the A76 Trunk Road and the future stopping up the B731 between the junctions with the C134n and the A76 at Highways corner. Any new link onto A76 Trunk Road will require permission from Transport Scotland and you may wish to consult with them at this stage. It would also be appropriate that an accompanying site development brief/area development framework be agreed including Design Codes.						
<b>PLANNING OVERVIEW</b>	Due to the number of sites being considered in this part of the settlement they should not be considered in isolation and therefore a Transport Assessment covering all the sites is recommended and perhaps consultation with Transport Scotland, particularly if a new junction on the trunk road is proposed.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is a relatively 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 the existing tree belt.	SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2	+	
<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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time							
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +/X</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Gallows Knowe place-name allows for the possibility of human remains. No overriding historic environment issues, but may require mitigation.		
			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	?	Possibly		O	X	Recording of any features found in investigation	+	
<b>PLANNING OVERVIEW</b>	Some archaeological evaluation and/or mitigation will be required								
<b>SEA OVERVIEW</b>	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Located within the Thornhill Uplands Regional Scenic Area			
			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	Ancient woodland to the southern edge			C	X	Any proposal should be assessed against policy NE7 and ancient woodland should be retained	0	
Will development of the site be well integrated visually with the existing settlement		N	The site feels remote from, and does not currently appear well integrated within, the settlement as the adjacent sites (THN.H3, THN.H4 and THN.H5) have not yet been developed. Development should be pulled back from the south east corner of the site.			C	X	A planting buffer should be provided to the south east corner of the site and development should not extend so far south.	X	
Are there any locally attractive views that will be impacted by development of the site		N	The site is highly visible from the west (noting existing Queensberry Park development).			C	X	Any development of the site will inevitably alter its current rural character however an effective landscaping scheme could ensure that it would not be too prominent in the wider landscape	0	
<b>PLANNING OVERVIEW</b>	Until such time that other sites in the vicinity are developed this site appears in a somewhat isolated position, separated from the currently built up parts of the town. This area currently provides a pleasant rural aspect. Development on the edge of the village is unlikely to impact on the RSA.									
<b>SEA OVERVIEW</b>	Issues surrounding it's isolation if adjacent development does not go ahead.						<b>SEA SCORE: X</b>			

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing and business uses within the settlement boundary						
Have all landowners been identified and have they	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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agreed to disposal/development of the site								
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no known physical constraints in bringing this site forward depending on market demand					
<b>OVERALL PLANNING COMMENT</b>	The site is a current mixed use site for housing and business use in the LDP and is one of a number of allocated and long term sites included in the LDP to the south of Thornhill. It is expected that despite the different timescales for development that development of these sites should be considered in combination through a masterplanning exercise. Development of this site would result in the loss of a greenfield site and any layout should take into account the ancient woodland. It is considered that only once other sites in the vicinity are developed would the site relate well to the existing settlement, however it is close to local services and facilities. It is recommended to continue to include this site in LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site, from increased traffic movements resulting in increasing carbon emissions and in terms of visual impact and isolation from other development. 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

<b>Site Ref:</b> THN.H201	<b>Source of site suggestion:</b> Call For Sites	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 06/P/3/0763 -	
<b>Site name:</b> Queensberry Place			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Vacant	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 287896, 594924			
<b>Site Size (ha):</b> 0.12	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

### Scoring Guidance

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

### Legends

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> 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	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues in relation to this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE:0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		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							
		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	1-5	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:	Wallace Hall				Wallace Hall Academy					
	Capacity:	45				59					
	Distance:		1-5				1-5				
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		
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>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

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 indicative SEPA surface water flood maps		C	X	A Drainage Impact Assessment may be 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	There is a combined sewer north of the site		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?			C	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW	0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the 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 sufficient capacity in relation to waste water but limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE:0</b>
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	The site is surrounded by residential properties	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is for residential development which would be compatible with surrounding uses	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE:0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: The site forms an undeveloped area of a housing estate					
		Greenfield	Y						
Is the site vacant or derelict		Y	Is it contained within the Vacant and Derelict Land Survey	N	O	+	The site is vacant within a residential estate	+	
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		N		GIS	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
	Comment: There is an electricity sub-station to the south west corner of the 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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of the site													
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	N	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
<b>PLANNING OVERVIEW</b>	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. Any development of the site is unlikely to impact on air traffic control operations.												
<b>SEA OVERVIEW</b>	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.										<b>SEA SCORE: +/x</b>		

ROADS/ACCESS														
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The proposed site fronts Queensberry Place and planning permission in principle has previously been granted for 2 dwellings (15/P/3/0015) on 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 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.)			This is a flat site				SV	0				0	
Can the site make best use of solar gain		?	This is a small site surrounded by other properties				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 protected from the prevailing winds by other development				SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies Op1f and OP2			+	
<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 gained through solar gain and 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 known historic environment 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 to the historic environment	L					SV	0				0		
<b>PLANNING OVERVIEW</b>	There are no historic environment issues												

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>SEA OVERVIEW</b>	There are no SEA issues.						<b>SEA SCORE: 0</b>
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LANDSCAPE								
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Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: Located within the Thornhill Uplands Regional Scenic Area		
		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	Although the site is well related to existing development it is located in the centre of the estate, overlooked by surrounding housing, well-connected by roads/paths and shows signs of being cared for (recent tree planting). Large development sites have been identified on three sides of this currently small estate; creating further pressure on accessible open space for residents.		SV C		The Council's Landscape Architect recommends that if possible, it is safeguarded as public open space, however overall development of the site is considered to be well integrated with the existing development.	+
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0

<b>PLANNING OVERVIEW</b>	Development within the built up part of the village is unlikely to impact on the RSA.						
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>

PLANNING/EFFECTIVENESS ISSUES		
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Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is currently unallocated 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	

<b>OVERALL PLANNING COMMENT</b>	Development would result in the loss of prime agricultural land and a greenfield site. This infill, vacant site is considered suitable for development and well related to existing development, close to local services and facilities but is very small in scale. As a result, it is considered that development proposals for the site would be better considered under Policy H1 rather than through a specific site allocation.
<b>OVERALL SEA COMMENT</b>	Minor negative SEA issues in respect of the loss of prime agricultural land and a greenfield site. However, the site is within walking distance of existing services and facilities and benefits could be gained through development of a vacant site, the use of solar gain and sustainable construction techniques.

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> THN.H202	<b>Source of site suggestion:</b> DGC	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> None	
<b>Site name:</b> Wallace Hall Primary School			
<b>Settlement:</b> Thornhill	<b>Current use:</b> Vacant former school buildings	<b>Existing LDP allocations/ designations:</b> No	
<b>OS Grid Reference (Easting, Northing):</b> 288069, 595671			
<b>Site Size (ha):</b> 0.31	<b>Proposed use:</b> Housing	<b>HMA:</b> Dumfries	<b>Date completed:</b> Oct/Nov 2016

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

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

<b>Related SEA topic</b> Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	<b>Information source</b> Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	<b>Consultation required ( only if answer is Yes)</b> 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	N	Development will not result in the loss of habitat connectivity or wildlife corridor		SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues in relation to this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1	Comment: The site is easily accessible and is located close to footpaths							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	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	Wallace Hall				Secondary	Wallace Hall Academy			
	School name:	45				59					
	Capacity:	0-1				0-1					
Distance:											
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 well located in close proximity to local services and there are footpaths close to the site providing easy access to active travel provisions. Residential development will help to support services and facilities in the area.										
<b>SEA OVERVIEW</b>	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						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	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	Investigations on this site have indicated that some remediation is required before development.		C	X	Any remediation identified should be implemented prior to development	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>	Any remedial action identified in relation to contamination should be carried out prior to the redevelopment of the site.								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures in relation are carried out there should be no SEA issues.						<b>SEA SCORE: 0</b>		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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		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	?			C	?	As Scottish Water are funded for Growth they can instigate a Growth project when the Developer meets their 5 Growth criteria.	0	
<b>PLANNING OVERVIEW</b>	There is sufficient capacity for waste water however there is limited capacity for water supply and further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be 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
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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 residential development and lies close to the school.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	The proposed use is residential.	SV	0		0		
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site								
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: The site contains the former primary school buildings					
		Greenfield							
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		Y	This is a brownfield site and includes listed former school buildings which are suitable for conversion		SV	+		+	
Does the site have existing and potential mineral extraction		N			GIS	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			O	0		0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development 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	N	HSE	N	
<b>PLANNING OVERVIEW</b>	Development of this site would bring forward a vacant, brownfield land . Any development of the site is unlikely to impact on air traffic control operations.											
<b>SEA OVERVIEW</b>	There are SEA benefits in the redevelopment of vacant brownfield land										<b>SEA SCORE: +</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		This proposed site lies between Manse Road and Station Road public roads. The site is served by an existing access from an existing private way. The private way is currently utilised for bus parking and turning and any future submission should clarify access arrangements to the former school house via this route. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
<b>PLANNING OVERVIEW</b>	The access arrangements for any reuse of the site will need to be clarified as the site is currently served by a private way used for the parking of buses.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The is a slightly elevated site.				SV	0				0	
Can the site make best use of solar gain		?	Possibly, the former school building does have south easterly facing windows whilst the former school house faces south westerly			SV	0	There is little opportunity to improve the existing situation as there is limited additional development space within the site.			0	
Is the site protected from prevailing winds		Y	The site is protected by existing development			SV	+				+	
<b>PLANNING OVERVIEW</b>	Any development on the site will involve the reuse of the existing buildings with little scope for further development. In the conversion of the building sustainable techniques should be used where possible											
<b>SEA OVERVIEW</b>	There are positive SEA impacts that can be gained through including sustainable construction techniques where possible										<b>SEA SCORE: +</b>	

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 close to the boundary of Thornhill Conservation Area and contains a Category B Listed group of 2 former school buildings and school house. Restoration and re-use of all of the buildings is urgently required as falling into disrepair. There is also a Category C Listed Police House and Category B Listed Thomson monument close to the site.						
		Conservation Area	Y	Inventory of Historic Battlefield	N							
		World Heritage Site	N	Inventory & Non-Inventory	N							
		Archaeological site	N	Garden or Designed Landscape								
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0				0	
<b>PLANNING OVERVIEW</b>	Reuse of these prominent listed buildings would ensure their long term future.											
<b>SEA OVERVIEW</b>	Provided that the listed buildings are converted then this should result in positive SEA impacts in helping to preserve built heritage assets for the future.										<b>SEA SCORE: +</b>	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	Y	Comment: The site is located within the Thornhill Uplands Regional Scenic Area		
			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	Trees to the western boundary are an attractive feature but are getting close to over-maturity and should be replaced as a condition of development. Two large trees to West and South-west of the house should be retained but mixed conifers should be cleared. The link to the monument should be restored by reducing the size of the access road (used for bus turning/parking).			C	X	Any proposal should be assessed against policy NE7 and mature trees should be retained where possible and a planting scheme provided where trees are to be lost	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 town.			SV	+		+
Are there any locally attractive views that will be impacted by development of the site		Y	The site contains fine buildings with the School house being in a key location/direct sightline from Market Cross on Drumlanrig St			C	+	Sightlines and views should be retained	+
<b>PLANNING OVERVIEW</b>	The site is well integrated within the built up part of the town. There are a number of mature trees around the site which should be retained where possible. The buildings do form an important landmark feature within the townscape.								
<b>SEA OVERVIEW</b>	Reuse of the buildings will ensure that this important landmark is retained in the streetscene resulting in positive SEA impacts.						<b>SEA SCORE: +</b>		

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 arrangements will be required
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
<b>OVERALL PLANNING COMMENT</b>	This is a vacant site within the built-up part of the town and is considered to be well related to existing development and close to local services and facilities. The site contains vacant listed buildings which are beginning to fall into disrepair and a sensitive conversion scheme would provide for their long term future on a site that forms a landmark within the town. However, this would be a small scale development and as a result, it is considered that development proposals for the site would be better considered under Policy H1 rather than through a specific site allocation.	
<b>OVERALL SEA COMMENT</b>	Minor positive SEA effects in relation to development of this vacant, brownfield site, within walking distance of existing services and facilities and benefits could be gained through the use of sustainable construction techniques. Reuse and conversion would provide a long term future for these listed buildings which form a local landscape feature within the town.	