Dalbeattie (DBT)

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SEA Assessment

Dalbeattie

0001.001 **Biggar's Mill, Dalbeattie**

Proposed Use Housing / Industrial Commercial

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	-2	-1	0	-2	-2	0	-1	0

Biodiversity May require European Protected Species survey

Population/Health Mixed use development proposed, could provide some local employment. Within reasonable walking distance to existing facilities: could encourage active travel. Potential flood risk could affect human health: disruption / safety etc. Could be some noise issues from adjacent commercial properties. Negatives could outweigh potential benefits.

Soil Greenfield: would involve sealing/ loss of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. However, may not be sheltered from prevailing wind so may require greater energy use for heating increasing carbon emissions. Flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change - this over-rides any potential benefits.

Cultural No known cultural heritage issues.

Landscape Landscape quality could be affected to some extent. Adjoins industrial and residential sites; uneasy combination. Southern sector has strong links to historic quayside. Northern sector associates with domestic; remainder with industrial estate. Mitigation: Would need to protect and retain quayside and its environs plus views to/from river. Reinforce separation of land-usage between residential and industrial. Ensure potential development is screened from Regional Scenic Area and from west.

SEA Overall Summary Moderate SEA concerns. Potential flood risk could also affect human health and impacts on climate change resilience. Impact on landscape and biodiversity are other minor concerns. However, the site is within reasonable distance of existing facilities and open space which could encourage active travel (physical activity and reducing transport carbon emissions).

**** Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; Cl - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking : +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.***

Dalbeattie

0013.001 **Edingham Farm, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	-1	-1	-1

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. Potential flood risk could affect human health: disruption / safety etc.

Soil Greenfield: would involve sealing/ loss of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. However, flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change - this may over-ride potential benefits.

Cultural Archaeological issues that require evaluation/ mitigation to be carried out. Adjacent to former railway line.

Landscape Landscape quality could be affected to some extent. Site seems remote from settlement separated by landform and forestry. Forms an integral part of complex landscape in narrow rural valley not associated with settlement. Mitigation: northern boundary of southern part of site opposite Glenearly should be reinforced with dry stone dyke and tree planting.

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure.

SEA Overall Summary Moderate SEA concerns including flood risk which could also affect human health and resilience to climate change; greenfield site which could not make use of any existing infrastructure as no adjacent development. Also some landscape concerns and archaeological issues.

0037.021 **John Street/Barhill Road, Dalbeattie**

Proposed Use Housing Affordable

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	-1	0	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Within reasonable walking distance to existing facilities and open space: could encourage active travel and other physical activity. Potential flood risk could affect human health: disruption / safety etc. which may over-ride potential benefits.

Soil Greenfield: would involve sealing of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Flood Risk identified

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. However, flood risk area: affected by flooding and could exacerbate increase in flooding caused by climate change which over-rides any potential benefits.

Cultural Archaeological issues that require evaluation/ mitigation to be carried out. Adjacent to former railway line.

Landscape Development should be acceptable but mitigation required: retain elements of woodland and railway embankment to screen existing and potential development from main road (A711). Retain wetter area.

SEA Overall Summary Moderate SEA concerns including flood risk which could also have an impact on human health and resilience to climate change. Archaeological issues also raised. Potential benefits include the site's relative proximity to existing services and open space which could encourage active travel/ reduction in transport carbon emissions but other concerns may over-ride these.

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Dalbeattie

0066.001 **Craigmath, High St, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	0	-1	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Within reasonable walking distance to existing facilities and close to Core Path and amenity space: could encourage active travel and other physical activity. Would need to ensure that Core Path protected from development. However, potential flood risk could affect human health: disruption / safety etc. This would outweigh any benefits.

Soil Greenfield: would involve sealing of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. However, potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change. This would outweigh any benefits.

Cultural No known cultural issues identified.

Landscape Landscape quality could be affected to some extent. High value amenity green wedge, linking housing directly to forest and Dalbeattie Loch. Regenerating deciduous woodland is an important transition zone to adjacent conifer plantation. Mitigation: Would need to protect regenerating woodland in southern part of site, wetland areas and existing trees outwith site. Restrict development to lower areas.

SEA Overall Summary Moderate SEA concerns. The site is within reasonable walking distance to existing facilities and amenity space: could encourage active travel and reduction in transport carbon emissions. However, potential flood risk could affect human health and resilience to climate change and outweigh these benefits. Also some landscape concerns.

0081.006 **land opposite Nursery Cottage, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	-1	-1	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. Potential flood risk could affect human health: disruption / safety etc. which would over-ride potential benefits.

Soil Greenfield: would involve sealing of previously undeveloped soil

Air Air quality currently at acceptable levels in the settlement; unlikely to decrease air quality.

Water Potential flood risk identified

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. Flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change - this would over-ride any potential benefits.

Cultural No known cultural heritage issues identified.

Landscape Landscape quality could be affected to some extent. Development would detract from existing gateway to settlement and rural setting although it may be acceptable with mitigation; ensure careful design of new 'gateway' and appropriate scale of development. Trees and landform form logical boundary to existing settlement to south of site.

SEA Overall Summary Moderate SEA concerns including flood risk, which also affects human health and resilience to climate change and potential impact on landscape. The site is reasonably close to existing services and amenity space but benefits from this (encouraging active travel, reduced transport carbon emissions) are negated by the flood risk.

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Dalbeattie

0100.007 **land adjacent Dalbeattie High School, Craignair Rd, Dalbeattie**

Proposed Use Community Facilities

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-1	-1	0	-1	-1	-1	-1	0

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Call for Sites proposal for community facilities. Within reasonable walking distance to existing community: could encourage active travel. Potential flood risk could affect human health: disruption / safety etc. which could outweigh benefits.

Soil Greenfield: would involve sealing of previously undeveloped soil

Water Potential flood risk highlighted

Climatic Potential flood risk highlighted: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural Archaeological issues that require evaluation/ mitigation to be carried out: Site of WW2 POW camp. Would probably need a directive rather than a condition

Landscape Development may be acceptable but it will be difficult to mitigate landscape and visual impacts from potential development. Site is on flat valley bottom; development would detract from character of settlement which is clustered around Dalbeattie Burn and surrounding hillsides.

SEA Overall Summary Minor SEA issues including potential flood risk, which also has effects on human health and climatic factors; archaeological and landscape concerns.

0145.001 **Port Road/Biggars Mill, Dalbeattie**

Proposed Use Medical Centre

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	-1	-1	0	-2	-2	-1	-1	0

Biodiversity European Protected Species (EPS) survey may be required.

Population/Health Call for Sites proposal for Medical Centre. The location is fairly peripheral in relation to the rest of the settlement but is still within reasonable distance of many residents (which could encourage active travel). However, potential flood risk may have affect on human health which would outweigh any beneftis.

Soil Greenfield: would involve sealing of previously undeveloped soil

Water Potential flood risk identified.

Climatic Potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural Central part of site is the location of a 19th century brick and tile works - mitigation required.

Landscape Some landscape impact identified. Retain thorn hedges and increase amount of hedgerow trees. Site has no logical boundaries; better to use existing field boundaries or include areas of woodland screening.

SEA Overall Summary Moderate SEA concerns mainly relating to potential flood risk. Also some landscape concerns and biodiversity issues.

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Dalbeattie

0145.002 **Station site, New Road, Dalbeattie**

Proposed Use Medical centre

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	+1	0	0	0	-1	0	+1

Population/Health Call for Sites proposal for medical centre. Fairly central location, could be accessible (including by walking and cycling) by many residents which would encourage active travel.

Soil Brownfield site: development would have less effect on soil quality than use of greenfield land.

Water No known flood risk issues.

Cultural Course of former railway an issue. May need to investigate any remains.

Landscape Established site within and enclosed by existing development, future development is acceptable.

Material Brownfield, could make use of existing infrastructure and reduce need for greenfield sites elsewhere.

SEA Overall Summary Mainly minor positive SEA issues, including re-use of brownfield site, making best use of existing resources and reducing the need for greenfield development. Some archaeological concerns.

0145.003 **Daniel site/Blair Centre, Munches Park, Dalbeattie**

Proposed Use Medical centre

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	+1	0	-2	-2	0	0	+1

Population/Health Call for Sites proposal for Medical Centre. Fairly central lcoation which could encourage active travel to the facility. However, would involve loss of currently allocated open space and potential flood risk could affect human health through disruption, safety concerns etc. and would outweigh any benefits.

Soil Brownfield: development would have less effect on soil quality than use of greenfield land.

Water Potential flood risk.

Climatic Within reasonable distance of existing residents: could encourage walking or cycling and reduce carbon emissions from transport. However, flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change - this over-rides any potential benefits.

Landscape Development should be acceptable with mitigation. Any development should be restricted to the northern part of site retaining visual links.

Material Brownfield, could make use of existing infrastructure and reduce need for greenfield sites elsewhere.

SEA Overall Summary Moderate SEA concerns relating to potential flood risk which also has impact on human health and climatic factors. Central location which improves accessibility but would involve loss of open space / recreational facility. Positive issue is that it is a brownfield site.

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Dalbeattie

100/DBT/02 **land to west of Haugh Road (Walker Hill), Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	0	-2	0

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Site lies outwith settlement. 'Walker Hill' within site forms strong gateway to existing development. Development over this drumlin would detract from this gateway to the town.

SEA Overall Summary Minor to moderate SEA issues. Reasonably close to existing facilities, could encourage active travel and reduction in transport carbon emissions. However, landscape concerns as site forms strong gateway and development would detract from this.

100/DBT/03 **land to west of Haugh Road (lower site), Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	0	-2	0

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Meikle Dalbeattie Farm complex south of site delineates the change from rural to built landscapes and forms a strong gateway to the town. Development would detract from this definite edge.

SEA Overall Summary Minor to moderate SEA issues. Reasonably close to existing facilities, could encourage active travel and reduction in transport carbon emissions. However, landscape concerns as site forms strong gateway and development would detract from this.

100/DBT/05 **land to south of Craignair Road/A711, Dalbeattie**

Proposed Use Housing / medical centre

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	-1	-1	0

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural Site of WW2 POW camp;

Landscape Development may be partially acceptable. Mitigation: Retain trees and limit development to western part of site.

SEA Overall Summary Minor positive and negative SEA issues. Reasonably close to existing facilities, could encourage active travel and reduction in transport carbon emissions. Some archaeology and landscape concerns.

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Dalbeattie

100/DBT/11 **New Road/Haugh Road, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	+1	0	0	+1	-1	0	+1

Population/Health Within close walking distance to existing facilities: could encourage active travel.

Soil Brownfield: development would have less effect on soil quality than use of greenfield land.

Climatic Within close walking distance to existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural Includes course of former railway, which should be considered for a through-route.

Material Brownfield site: Could utilise existing infrastructure and reduce need to use currently undeveloped land.

SEA Overall Summary Minor SEA issues, mainly positive relating to re-use of brownfield site close to existing facilities which makes good use of existing resouces and could encourage active travel and reduction in carbon emissions from transport. Some archaeology issues.

100/DBT/12 **Sunnyside, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	+1	-1	0	0	+1	0	0	0

Biodiversity European Protected Species (EPS) survey may be required.

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil The site slopes down into a valley with a burn running along the bottom of the site so soil erosion could be an issue. Greenfield: would involve sealing of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Mitigation will be required to make site acceptable: A stepped architectural solution would be suitable. Heavy engineering solutions must be avoided. Set back garden ground from any riparian trees and retain an undomesticated naturalised river bank and immediate floodplain.

SEA Overall Summary Minor positive and negative SEA issues. Within reasonable walking and cycling distance to existing facilities which could encourage physical activity and reduction in transport carbon emissions. However potential biodiversity issues and issues relating to proximity to banks of the burn.

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Dalbeattie

100/DBT/13 **land adjacent Carsewell Mill, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	+1	+/-	0	0	+1	-1	-1	+1

Biodiversity European Protected Species (EPS) survey may be required.

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil The site slopes down into a valley with a burn running along the bottom of the site so soil erosion could be an issue. However, brownfield site: development would have less effect on soil quality than use of greenfield land.

Water SEPA have reviewed and accepted a FRA for development as part of the planning process.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural Site of former Barrbridge Mill, archaeological condition may be required.

Landscape Some landscape concerns. Mitigation: any construction operations or domestification should be held back from the lower lying floodplain area, which is important to the setting of the river.

Material Brownfield site: Could utilise existing infrastructure and reduce need to use currently undeveloped land.

SEA Overall Summary Minor positive and negative SEA issues. Site is reasonably close to existing facilities which could encourage active travel and reduction in carbon emissions from transport and is a brownfield site. Some biodiversity, landscape and archaeology concerns.

100/DBT/14 **Moss Road, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	0	-2	0

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing of previously undeveloped soil

Water No known flood risk issues identified.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Development is not acceptable on landscape grounds. The site sits beyond the natural town edge and is an attractive field of gorse scrub and some naturally regenerated birch trees, with traditional drystone wall enclosures.

SEA Overall Summary Minor to moderate SEA issues, including detrimental impact on landscape. Minor positives in that the site is within reasonable walking distance of existing services, could encourage active travel and reduce carbon emissions from transport.

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Dalbeattie

100/DBT/15 **land adj. to Bruce Road/Port Road, Dalbeattie**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	-2	-1	0	-2	-2	0	-1	0

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. However, potential flood risk could affect human health: disruption / safety etc. which could outweigh any benefits.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Water Potential flood risk.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport. However, potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change which would outweigh any benefits.

Landscape Some landscape impact. The site provides open green space and an attractive setting to the existing buildings. There are two large and significant ash boundary trees and both the lane and the trees are important features, with amenity value.

SEA Overall Summary Moderate SEA concerns mainly relating to potential flood risk which could affect human health and resilience to climate change. Also potential landscape impact. However, within reasonable distance of existing services which could encourage active travel and reduction in carbon emissions from transport.

100/DBT/B&I11 **land north west of DB6, Edingham, Dalbeattie**

Proposed Use Business / Industry

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	-1	**+/-**	+1	0	0	**+/-**	-1	0	+1

Biodiversity European Protected Species (EPS) survey may be required.

Population/Health Site proposed for business and industry. Could provide local employment. Site could potentially be accessed on foot but peripheral location means it is more likely to encourage vehicular travel

Soil Previously used land: development would have less effect on soil quality than use of greenfield land.

Climatic Site could potentially be accessed on foot but peripheral location means it is more likely to encourage vehicular travel and increase in carbon emissions.

Cultural Archaeological issues that require evaluation/ mitigation to be carried out. WW2 Munitions works - setting of nearby Scheduled sites. Recording work required if it proceeds.

Material Previously developed site: Could utilise existing infrastructure and reduce need to use undeveloped greenfield land.

SEA Overall Summary Minor SEA issues. Brownfield site which could provide local employment opportunites and preferable to greenfield land for development. Some archaeological issues.

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