

APPENDIX C: SITE ASSESSMENT TEMPLATE

Site Name:	Source of site suggestion:		Site History/Previous planning applications, existing local plan policies and proposals:
Settlement:	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary?	
OS Grid Ref:	Site Size (ha):	Within a TAYplan preferred Settlement, if so which settlement tier?	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use:	Officer Comments:	

Insert Location Plan

Insert Photographs if available

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water		Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer			

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	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health		Check all the GIS Layers for flood risk			
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna		GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?			GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites			
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna		GIS aerial map/OS map/site visit			
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air					
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)			GIS Layers for school catchments			
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open	Popl and human health or material assets		GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations			

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	space?						
	Will the proposal create/reduce employment land/opportunities?	Population		Check CFS form			
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils		GIS aerial map/site visit			
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils		GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets		Check CFS form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors		Check CFS form, aerial map and possibly site visit			
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?					
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health		GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health		GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets		Check NPF3 and TAYplan SDP			

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	Will the site make use of existing buildings?	Material Assets		GIS aerial map/site visit			
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape		GIS layers for NSA, and SLA			
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape		Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets		GIS layer greenbelt			
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health		GIS layer for waste management sites			
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets		Check Zero Waste Plan			
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)		GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			

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	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape					
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses		OS map and site visit			
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets		Check CFS form			

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

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Key Points to consider when filling out the Site Assessment Tables

Water Environment:

Will the site have a direct impact on the water environment (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a watercourse?)

Would the site have an impact on the status of a water body or significantly affect a designated water body as identified in the [Scotland River Basin Management Plan](#)?

Does the site avoid impact on [Groundwater Dependent Terrestrial Ecosystems](#) (GWDTEs) i.e. are there any wetlands and boggy areas on the site?

For large scale developments are there any private or public water supplies within 250m of the site which may be affected?

Flood Risk:

Consider whether or not the development of the site helps alleviate any existing flooding problems in the area and note any existing flood measure in place in the area (e.g. flood prevention schemes in Perth, Almond valley etc...)

Biodiversity Flora and Fauna:

Is the site likely to impact an [International designation](#) (SAC /SPA if this is the case please highlight need for HRA) or [Other designation](#) (SSSI, NNR Local Landscape Area) or are there any [Non designated](#) features (trees, TPOs, hedges, woodlands, species rich grasslands), or are there any known [Protected Species](#) (e.g. bats, otters etc.).

AIR:

Consider whether or not the option will introduce a new potentially significant air emission to the area (e.g. Combined Heat and Power, an industrial process, large scale quarry or Energy from Waste plant)? And if the option could lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?

Service Infrastructure:

Under community facilities note the primary school catchment and consider the education capacity (primary/secondary), Also note health provision/GP capacity where known. Note whether or not the proposal looks to enhance or create new local facilities.

Under open space consider the impact on core path links or other key access networks such as cycle paths, coastal paths and rights of way as well as the opportunity to enhance the green network through for example the green infrastructure on site; see the adopted Green infrastructure SG for further information.

Soils:

Under soil issues note any contamination issues, is there is any loss of peat, any loss of prime agricultural land (and what category 1,2 or 3) and if there are any soil stability issues.

Non designated landscape features and key landscape interests:

Under this heading consider whether the site is within a current settlement boundaries, the impact on existing townscape and character of surrounding area? Will it affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?

Cultural Heritage:

Cultural heritage assets include: [scheduled monuments](#), locally important [archaeological sites](#)

(www.rcahms.gov.uk/canmore.html), listed buildings, conservation areas (e.g. demolition of any buildings in conservation area), [Garden and Designed Landscape](#) and any historic battlefield on the [Inventory Historic Battlefield](#).