

East Dunbartonshire Local Development Plan 3

Draft Site Appraisal Methodology

DRAFT

Introduction

Introduction

East Dunbartonshire Council has prepared a Proposed Local Development Plan which sets out policies and proposals that will guide development in the area throughout a ten-year plan period. On XX/XX/XXXX, the Council approved the Proposed East Dunbartonshire Local Development Plan 3 (LDP3) for publication and public consultation.

The LDP3 Proposed Plan allocates sufficient land in appropriate locations to meet development land requirements during the plan period. As part of the preparation of an evidence base for LDP3, potential development sites were assessed using a site selection methodology which provided a framework for the identification of appropriate sites for allocation.

It was evident from the representations received to the LDP3 Evidence Report consultation that residents would expect the site selection process to be robustly undertaken so as to address any concerns they might have about loss open space, the impact that development might have on local infrastructure and other matters. It was also deemed important for the appraisal to provide a robust and fair assessment of development proposals. The preferred approach was to reflect these considerations. Each allocated and proposed site has therefore been subject to thorough assessment.

The appraisal is structured to encompass all types of development, including residential development, retail, business, industry and other land use proposals. The approach taken in determining site allocations and other defined land uses prominently encompassed the principles of sustainability and local living. In this regard it pursued the location of sites in proximity to town centres and near transport facilities, promoted active travel, and sought to make efficient use of existing infrastructure. For land allocated for development, the avoidance of areas of biodiversity, those at risk of fluvial flooding and other constraints was a central consideration. In line with NPF4, the appraisal has at its core an emphasis on addressing the Climate Emergency and the Nature Crisis.

National Planning Framework

LDP3 is required to allocate sufficient land in appropriate locations to ensure that there is an adequate supply during the plan period.

Concerning housing land allocation, Policy 16 of the National Planning Framework (NPF4) states the following:

'Deliverable land should be allocated to meet the 10 year Local Housing Land Requirement (LHLR) in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach.' It continues that *'diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.'*

Concerning employment land allocation, Policy 26 of NPF4 states that:

'LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services.'

The appraisal and selection of sites has been made with cognisance of these stipulations, as well as a range of other NPF4 requirements, as can be seen in the following sections. The appraisal and selection of sites has furthermore been undertaken having regard to Council land use requirements, including the ambitions of the Local Outcomes Improvement Plan (LOIP), Community Plan and Corporate Asset Management Plan (CAMP).

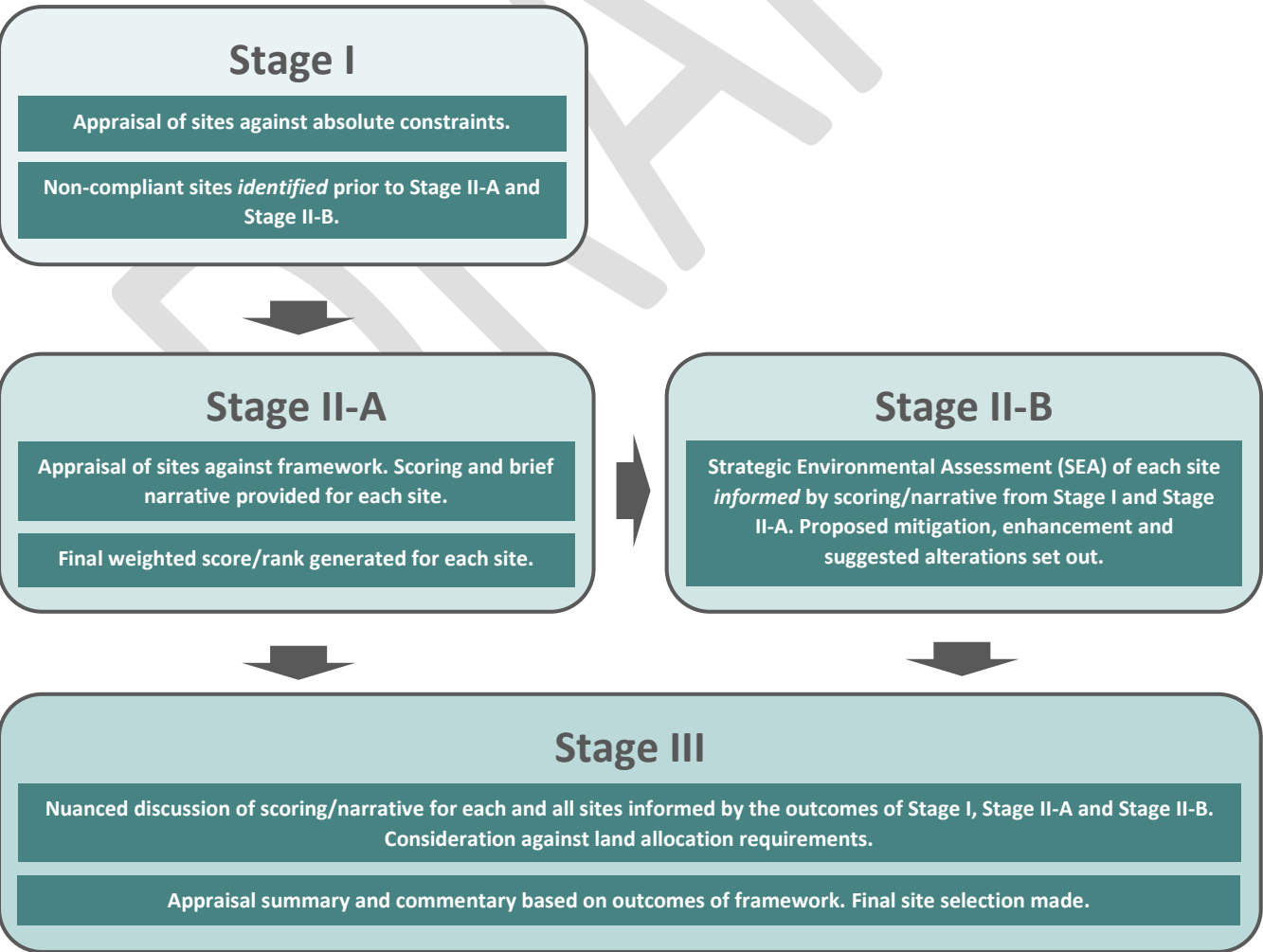
Call for Ideas/Sites

A consultation exercise was undertaken to enable the Council to list and appraise land which developers and promoters considered effective or otherwise suitable for definition in LDP3, so as to ensure that their interest was taken into account. The exercise known as the Call for Ideas/Sites took place between XX/XX/2025 and XX/XX/2025. The consultation was undertaken using a framework adapted from questions devised by the Scottish Government as set out in their [Deliverability of Site Allocations in Local Development Plans](#) paper.

The sites and information submitted through this exercise, as well as those sites allocated in LDP2 that it is anticipated will not be built out prior to April 2028 or were otherwise seen as having the potential to be appraised, have been aggregated and were subject to the assessment detailed in this document. In addition, several sites that had not hitherto been allocated or proposed for allocation were also assessed; those being locations where it was considered that there might be scope for allocation or definition, subject to further discussion and analysis.

Methodology Overview

In response to the NPF4 requirements as mentioned, the Council has developed a site selection methodology to identify potential sites for allocation or definition as part of the preparation of the LDP3 Proposed Plan. The process was undertaken in three separate stages. Stage I identified sites which were subject to absolute constraints, following which a more detailed assessment of all sites at Stage II-A and Stage II-B was made. Following thorough consideration and discussion at Stage III, recommended sites then progressed to the LDP3 Proposed Plan.



The development of the methodology was informed by a review of the approach proposed by the Key Agencies in 2024, as well as those taken by several other local authorities.

The table below (Table 1) provides a summary of the process employed to undertake an assessment of site suitability. More details on Stage I, II-A, II-B and III appraisals are set out in subsequent sections.

Stage	Category	Assessment	Result
Stage I	Assessment against absolute constraints	Proximity to settlement	Non-compliant sites <u>identified</u> prior to consideration in Stage II
		Significant flood risk	
		SPA/SAC/SSSI/Scheduled Monument/WHS	
		Ancient/Native Woodland	
Stage II-A	Sustainability, Heritage & Landscape	Biodiversity; water environment; sustainability; air quality and human health; soil and geology; landscape; and cultural heritage	Sites scored 1 to 5 according to each criterion
	Infrastructure First	Utilities; flood risk; safety; and efficient land and building use	
	Local Living	Transport, travel and accessibility; retail and local economy; healthcare; education capacity and accessibility; community facilities and recreation; and open space and core paths	
	Effectiveness & Viability	Appraisal of the effectiveness and viability of sites from a delivery perspective.	
Stage II-B	SEA	Strategic Environmental Assessment informed by the outcomes of Stage I and Stage II-A	
Stage III	Final consideration and appraisal of each site through reflection on the outputs of Stages I and II and wider discussion involving planning officers, officers from various other EDC services and a selection of EDC elected members.		Final selection of sites
	Strategic Environmental Assessment based on outcomes from Stage II		
Shortlist of sites to be included in LDP3 Proposed Plan			

Table 1. Summary of assessment criteria

Purpose of Assessment

It is important to note that the purpose of Stage I, Stage II-A and Stage II-B of the assessment was to form a primary evidence base from which to **inform a wider, more nuanced discussion** during Stage III as to which sites were considered preferential for inclusion in the Proposed Plan.

Stage I

Stage I involved a determination of the existence of absolute constraints, i.e., those constraints that could preclude the development of a site because they could be of such a nature as to not allow for mitigation or could result in development in an inappropriate location. These factors are as follows:

Action	Assessment	Detail/Criteria	Methods/Source	Exceptions	Output	SEA Component	Assessor	Key Agency Input
Assessment of sites against absolute constraints	Proximity to settlement	Sites which do not fall within or are not located immediately adjacent to a settlement boundary assessed. It is acknowledged that most sites submitted are considered to be located within a reasonable distance to a settlement, however, development must take place within acceptable walking distance of essential day-to-day services in accordance with 20 Minute Neighbourhood principles. Doing so will also ensure that the LDP is compliant with Policies 1 and 2 of NPF4, in particular their focus on tackling the Climate Crisis and Nature Crisis, and siting development to minimise greenhouse emissions and adapt to current and future risks from climate change. Qualitative and quantitative assessment undertaken to determine if any sites should be identified at this stage.	Examination of mapping to determine proximity to settlement boundary	<i>An exception to this criterion would be a development of such a scale as to generate or provide its own key facilities and thereby itself achieve local living.</i>	Identification of potential non-compliant sites prior to further consideration in Stage II-A and Stage II-B	No	LPP Team	No
	Flood Risk	To avoid the risk of flooding, the planning system should prevent development which would have a probability of being affected by flooding or would increase the probability of flooding elsewhere. Development of land that is wholly located within areas where the annual probability of being flooded is greater than 0.5%* will be identified.	Examination of mapping to establish areas at risk of flooding. This assessment informed by SEPA data.	<i>An exception to this criterion would be proposals identified in NPF4 Policy 22 (a nature-based solution or other use not in itself adversely affected by flooding).</i>		No	LPP Team	SEPA
	SPA/SAC/SSSI/Scheduled Monument/WHS	Sites excluded if they are wholly located within an international or national designated site or would otherwise exert a significantly adverse influence . These are: <ul style="list-style-type: none">• Special Protection Area (SPA)• Special Area of Conservation (SAC)• Site of Special Scientific Interest (SSSI)• Antonine Wall World Heritage Site (WHS)	Examination of mapping to establish extent to which sites fall within designated sites	-		No	LPP Team	No
	Ancient/Native Woodland	Sites where the majority of the site lies within an area of native or ancient woodland and/or development within the site would not be practicable without removal of said woodland are excluded. Locations where remnants of ancient woodland have been identified will be identified prior to Stage II.	Examination of mapping to establish extent to which sites contain areas of ancient and native woodland	-		No	LPP Team	No

Table 2. Absolute constraints. *With appropriate allowance for future climate change taken from the latest available guidance and evidence available for application in Scotland.

Upon demonstration that one or more of the above criteria applies, each site proceeds to Stage II-A of the appraisal but is assigned a specific identification/mark ● (i.e. to flag its status) separate from all other sites ● to draw the attention of the appraisal team towards its less favourable status as part of its consideration as part of Stage III of the appraisal. A specific rationale has been provided in the Schedule of Sites section for each site to which this identification/mark applies.

Stage II-A

Stage II-A involved an assessment of non-absolute constraints, i.e., those constraints that are not considered insurmountable and could be mitigated or would not preclude development. The extent to which a site scored more highly and was therefore preferential in terms of development determined its eventual ranking with regard to consideration for potential allocation. Commentary is provided to explain the criteria-by-criteria scoring applied for each site.

Weighting

Stage II employs four (or three*) separate thematic categories, each of which is subject to a weighting method to arrive at an overall score per site, which encompasses positive and negative effects according to scoring (see below). NPF4 and the Planning (Scotland) Act 2019 place considerable emphasis on LDPs tackling the Climate Crisis and Nature Crisis. Policy 1 of NPF4 states that when considering all development proposals significant weight will be given to the global climate and nature crises. For that reason, the Sustainability, Heritage & Landscape category accounts for 40% of scoring, with the other criteria, each of which to a greater or lesser extent also encompasses sustainability factors, accounting for the remaining 60%.

Category	A. Sustainability, Heritage & Landscape	B. Infrastructure First	C. Local Living	D. Effectiveness & Viability
Weight	40%	20%	30%	10%
Number of subcategories	35	18	23	5
Total possible score	175	90	115	35

*For those sites for which no housing development has been promoted, the scoring and weighting mechanism is set out at the foot of this document.

Scoring

A scoring mechanism is applied to each criterion according to two different means of assessment, quantitative and qualitative. With respect to scoring and with the characteristics of each criterion taken into consideration, the following method of scoring applies:

Criterion Type	Scoring				
Quantitative (QT.)	Subject to extent to which each criterion does or would positively or negatively affect the site or its surroundings (see criteria for description) based on numerical values				
	1	2	3	4	5
Qualitative (QL.)	Significantly adverse (--)	Adverse (-)	Neutral (0)	Positive (+)	Significantly positive (++)
	1	2	3	4	5

* Scoring/rating is analogous to the SEA method

In some instances, the number of possible categories prevents a five-choice approach. In these cases, the number of selections has been reduced to a binary or ternary choice and presented as in the following examples:

No	Yes
1	5

No	Uncertain or unknown	Yes
1	3	5

Written Statement

A succinct written statement of no more than one or two paragraphs in length is provided for each criterion to explain why the chosen scoring/rating has been applied.

Categories & Subcategories

Each compliant site was assessed against the following categories and subcategories:

A. Sustainability, Heritage & Landscape									
Ref	Assessment	Detail/Criteria	Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
A1. Biodiversity									
A1-A	What impact is it anticipated the proposal would have with regard to the conservation,	1 Significantly adverse impact	QL.	3. Biodiversity & 4. Natural Places	Appraisal by Biodiversity Officer	Conservation, restoration and enhancement can include Nature-Based Solutions (NBS) and	Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2 Adverse impact							
		3 Neutral, uncertain or unknown							
		4 Positive impact							

A. Sustainability, Heritage & Landscape										
Ref	Assessment		Detail/Criteria	Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	restoration and enhancement of biodiversity?	5	Significantly positive impact				Positive Effects for Biodiversity (PEfB). Please refer to the Developing with Nature guidance.			
A1-B	What impact is it anticipated the proposal would have on the facilitation and creation of nature networks and the improvement of ecological connectivity?	1	Significantly adverse impact	QL.	3. Biodiversity & 4. Natural Places	Appraisal by Biodiversity Officer		Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A1-C	What impact is it anticipated the proposal would have on national and local natural heritage designations via connectivity?	1	Significantly adverse impact	QL.	3. Biodiversity & 4. Natural Places	Appraisal by Biodiversity Officer	SPA, SAC, SSSI, LNR and LNCS, Ramsar, NNR & GCR	Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A1-D	What impact is it anticipated the proposal would have on trees, TPOs, hedges, Ancient Woodland, Semi Natural and Long-Established Plantation Woodland and species rich grasslands.	1	Significantly adverse impact	QL.	3. Biodiversity, 4. Natural Places & 6. Forestry, trees and woodland	Appraisal by Biodiversity Officer		Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A1-E	What impact is it anticipated the proposal would have on priority habitats	1	Significantly adverse impact	QL.	3. Biodiversity & 4. Natural Places	Appraisal by Biodiversity Officer	These include woodland, wetland, peatland and aquatic habitats as defined in the Local Biodiversity Action Plan (LBAP).	Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A1-F	What impact is it anticipated the proposal would have on Protected Species?	1	Significantly adverse impact	QL.	3. Biodiversity & 4. Natural Places	Appraisal by Biodiversity Officer	The appraisal concerns European, UK, Scottish and the Local Biodiversity Action Plan (LBAP)-defined Protected Species.	Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A1-G	What impact is it anticipated the proposal would have in terms of habitat fragmentation or greater connectivity?	1	Significantly adverse impact	QL.	3. Biodiversity, 4. Natural Places & 6. Forestry, trees and woodland	Appraisal by Biodiversity Officer	Will a site survey be required? How will habitat connectivity or wildlife corridors be affected by the proposal?	Biodiversity, Flora & Fauna	LPP Biodiversity Officer	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A2. Water Environment										
A2-A	What impact is it anticipated the proposal would have on water quality, physical condition of watercourses, water resources, migration of wild fish and the general ecological status of watercourses?	1	Significantly adverse impact	QL.	20. Blue and green infrastructure & 22. Flood risk and water management	Appraisal by Biodiversity Officer	See River Basin Management Plans for further detail on water condition.	Water Quality	LPP Biodiversity Officer	NatureScot & SEPA
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A2-B	What impact is it anticipated the proposal would have on	1	Significantly adverse impact	QL.	20. Blue and green infrastructure & 22.	Appraisal by Biodiversity Officer	E.g., result in need for watercourse crossings or large-scale abstraction or	Water Quality	LPP Biodiversity Officer	NatureScot & SEPA
		2	Adverse impact							
		3	Neutral, uncertain or unknown							

A. Sustainability, Heritage & Landscape										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	the physical form of the water environment?	4	Positive impact		Flood risk and water management	and EDC Flood Risk Officer	de-culverting of a watercourse?			
		5	Significantly positive impact							
A2-C	What impact is it anticipated the proposal would have on wetlands or boggy areas within the site?	1	Significantly adverse impact	QL.	20. Blue and green infrastructure & 22. Flood risk and water management	Appraisal by Biodiversity Officer and EDC Flood Risk Officer		Water Quality	LPP Biodiversity Officer	NatureScot & SEPA
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A3. Sustainability										
A3-A	To what extent is it anticipated that the development would promote and enable adaptation to climate change?	1	Little to no extent	QL.	1. Tackling the climate and nature crises & 2. Climate mitigation and adaptation			Climatic Factors	LPP SEA Officer	SEPA
		2	Little extent							
		3	Neutral, uncertain or unknown							
		4	Some extent							
		5	Significant extent							
A3-B	To what extent is it anticipated that the development would use nature-based solutions for climate change mitigation and adaptation?	1	Little to no extent	QL.	1. Tackling the climate and nature crises & 2. Climate mitigation and adaptation			Climatic Factors	LPP Biodiversity Officer	SEPA
		2	Little extent							
		3	Neutral, uncertain or unknown							
		4	Some extent							
		5	Significant extent							
A3-C	To what extent is it anticipated that the development would maintain and enhance resilience of existing and planned grey, blue and green infrastructure?	1	Little to no extent	QL.	18. Infrastructure first & 20. Blue and green infrastructure			Climatic Factors	LPP SEA Team	SEPA
		2	Little extent							
		3	Neutral, uncertain or unknown							
		4	Some extent							
		5	Significant extent							
A3-D	Does the site make best use of solar gain?	1	No	QL.	19. Heat and cooling		This refers to the orientation of the site itself rather than any prospective dwellings.	Climatic Factors	LPP SEA Team	SEPA
		3	Uncertain or unknown							
		5	Yes							
A3-E	Is the site protected from prevailing winds?	1	No	QL.	19. Heat and cooling		This refers to the situation of the site in the context of adjacent or nearby built or natural features rather than any prospective dwellings.	Climatic Factors	LPP SEA Team	SEPA
		3	Uncertain or unknown							
		5	Yes							
A4. Air Quality & Human Health										
A4-A	Is it anticipated that the development would be of a scale or type to match the Stage 1 criteria of the Air Quality Assessment set out in the Council’s Air Quality Planning Guidance <i>and</i> is it anticipated that any of the criteria of Stage 2 of that guidance would be met?	1	Yes	QL.	23. Health and safety	Air Quality Planning Guidance		Air Quality	LPP SEA Team	EDC Environmental Health
		5	No							
A4-B	Could the development contribute to a reduction in air quality within an existing	1	Yes	QL.	23. Health and safety	Kirkintilloch Road AQMA		Air Quality	LPP SEA Team	EDC Environmental Health
		5	No							

A. Sustainability, Heritage & Landscape										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	Air Quality Management Area (AQMA)?									
A4-C	Is it anticipated that the development would introduce potentially harmful air emissions or other pollution to the area (e.g., combined heat and power, an industrial process, large scale quarry etc.)?	1	Yes	QL.	23. Health and safety			Air Quality	LPP SEA Team	EDC Environmental Health
		5	No							
A5. Soil & Geology ¹										
A5-A	Which classification of peat or carbon-rich soils affect most of the site	1	Class 1	QN.	5. Soils	Scotland’s Soils		Soils	LPP SEA Team	NatureScot
		2	Class 2							
		3	Class 3, 4 ,5							
		4	Class 0							
		5	Class -1, -2							
A5-B	Could the development of the site lead to a loss of peat or carbon-rich soils?	1	Yes	QN.	5. Soils	Scotland’s Soils	A significant factor with regard to this criterion will be the potential release of carbon as a consequence of any development.	Soils	LPP SEA Team	NatureScot & SEPA
		5	No							
A5-C	What impact is it anticipated the proposal would have on the value and biodiversity of peatland habitats?	1	Significantly adverse impact	QL.	5. Soils			Biodiversity, Flora & Fauna	LPP Biodiversity Officer & SEA Team	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A5-D	What impact is it anticipated the proposal would have on Geological Conservation Review (GCR), local geodiversity sites or wider geodiversity interests that could be affected by the proposal?	1	Significantly adverse impact	QL.	3. Biodiversity, 4. Natural Places & 5. Soils	Appraisal by Biodiversity Officer		Soils	LPP Biodiversity Officer & SEA Team	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A5-E	Will the proposal employ remedial actions to ensure the site is suitable for use if contaminated soils have been identified (as defined in PAN 33)?	1	No	QL.	9. Brownfield, vacant and derelict land and empty buildings			Soils	LPP SEA Team	EDC Environmental Health & EDC Contaminated Land
		3	Neutral, uncertain or unknown							
		5	Yes							
A6. Landscape										
A6-A	What impact is it anticipated the proposal would have on designated sites including NSAs, Regional Scenic Areas, Geomorphological Site and local landscape designations?	1	Significantly adverse impact	QL.	8. Green belts, 11. Energy, 14. Design, quality and place & 33. Minerals		Including RIGS Site - Regionally Important Geological and Geomorphological Sites (1 in EDC - Clachan of Campsie)	Landscape & Geology	LPP Team	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							

¹ Appraisal of soils and geology should consider the mitigation hierarchy, which firstly avoids, then minimises soils from disturbance on undeveloped land, plus, protects all soils from erosion and compaction, and avoids soil sealing.

A. Sustainability, Heritage & Landscape										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
A6-B	Is it anticipated that the proposal would ensure that development does not exceed the capacity of the landscape to accommodate it?	1	No	QL.	8. Green belts, 11. Energy, 14. Design, quality and place & 33. Minerals	Site-specific findings of Landscape Capacity Assessment	E.g., settlement boundaries, townscape and character of surrounding area and its visual qualities?	Landscape & Geology	LPP Team	NatureScot
		5	Yes							
A6-C	What impact is it anticipated the proposal would have on features of landscape interest, including the distinctive character of the landscape?	1	Significantly adverse impact	QL.	8. Green belts, 11. Energy, 14. Design, quality and place & 33. Minerals			Landscape & Geology	LPP Team	NatureScot
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A7. Cultural Heritage										
A7-A	What impact is it anticipated the proposal would have on the site or setting of designated historic environment assets?	1	Significantly adverse impact	QL.	7. Historic assets and places			Cultural Heritage	LPP Team	HES
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A7-B	What impact is it anticipated the proposal would have on the site or setting of streetscapes and settlement patterns?	1	Significantly adverse impact	QL.	7. Historic assets and places & 14. Design, quality and place		This appraisal concerns impacts from a townscape perspective with emphasis on impacts on historic character	Cultural Heritage	LPP Team	HES
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
A7-C	Does the proposal promote or enable the retention, maintenance and sustainable use or re-use of historic buildings and infrastructure?	1	No	QL.	7. Historic assets and places		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							
		5	Yes							
A7-D	Is any part of the site located within the Antonine Wall (World Heritage Site) Buffer Zone?	1	Yes	QL.	7. Historic assets and places	Antonine Wall Buffer Zone	The Buffer Zone and its requirements are set out in LDP2 Antonine Wall Supplementary Guidance	Cultural Heritage	LPP Team	HES
		5	No							
A7-E	Is it anticipated that the proposal would support the repair and appropriate retrofit of historic buildings?	1	No	QL.	7. Historic assets and places		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							
		5	Yes							
A7-F	Is it anticipated that the proposal would support the transition to green energy supply in historic buildings?	1	No	QL.	7. Historic assets and places		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							
		5	Yes							
A7-G	Does the proposal include adaptation measures to make the historic environment assets and places more resilient to the effects of climate change (e.g., flooding etc)?	1	No	QL.	2. Climate mitigation and adaptation & 7. Historic assets and places		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							
		5	Yes							
A7-H	Is it anticipated that the proposal would enable the historic environment to	1	No	QL.	7. Historic assets and places & 14.		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							

A. Sustainability, Heritage & Landscape										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	support creation of high-quality places and spaces?	5	Yes		Design, quality and place					
A7-I	Is it anticipated that the proposal would promote sustainable, responsible tourism, recreation and cultural activity?	1	No	QL.	7. Historic assets and places, 30. Tourism & 31. Culture and creativity		If no historic buildings or infrastructure are present, select (3)	Cultural Heritage	LPP Team	HES
		3	Not applicable							
		5	Yes							

* Where it is considered that their input would be required.

B. Infrastructure First										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
B1. Utilities										
B1-A	Is it anticipated that the proposal could connect to the public foul sewer and is the local sewage network capable of accommodating further development?	1	No	QL.	18. Infrastructure first	Drawn from EDC data and information provided on site submission proforma	The indicative capacity of the site may inform this appraisal.	Material Assets	LPP Team	Scottish Water
		5	Yes							
B1-B	Is it anticipated that the proposal could connect to the public water mains and is the local water supply capable of accommodating further development?	1	No	QL.	18. Infrastructure first	Drawn from EDC data and information provided on site submission proforma	If not, is there a sustainable water source that is resilient to the periods of water scarcity? The indicative capacity of the site may inform this appraisal.	Material assets	LPP Team	Scottish Water
		5	Yes							
B1-C	Is it anticipated that the proposal could connect to the electricity supply and is there sufficient capacity in the local electricity network to accommodate the proposal?	1	No	QL.	18. Infrastructure first	See SPEN Navi mapping tool	The indicative capacity of the site may inform this appraisal.	Material assets	LPP Team	SPEN
		5	Yes							
B1-D	Is it anticipated that the proposal could overcome any site utilities constraints such as electricity pylons, underground gas pipelines etc?	1	No	QL.	18. Infrastructure first			Material assets	LPP Team	No
		3	Neutral							
		5	Yes							
B1-E	Is it anticipated that the proposal could connect to and incorporate appropriate, universal, and future-proofed digital infrastructure?	1	No	QL.	18. Infrastructure first & 24. Digital infrastructure		This includes broadband and mobile connectivity	Material assets	LPP Team	No
		5	Yes							
B1-F	Is the site in an area of heat network potential or a designated or proposed Heat Network Zone (HNZ)?	1	No	QL.	18. Infrastructure first & 19. Heat and cooling	Local Heat and Energy Efficiency Strategy (LHEES)		Material assets	LPP Team	No
		5	Yes							
B1-G	Is it anticipated that the proposal would connect to any proximate existing heat network or create its own	1	No	QL.	18. Infrastructure first & 19. Heat and cooling	Local Heat and Energy Efficiency Strategy (LHEES)		Material assets	LPP Team	No
		5	Yes							

B. Infrastructure First										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	network, for example, through communal or district heating?									
B2. Flood Risk										
B2-A	If the site is not wholly located within an area at risk of flooding, does any part of the site have annual probability of being flooded of greater than 0.5%*	1	Yes	QN.	22. Flood risk and water management	Land Use Vulnerability Guidance, SEPA future flood maps and SFRA outputs. SEPA will be consulted where a FRA has been prepared for a site and a second opinion is required due to the complexity of the issues it addresses.	If flood risk is not fully understood, a Flood Risk Assessment (FRA) should be undertaken. Greatest degree selected. *With appropriate allowance for future climate change taken from the latest available guidance and evidence available for application in Scotland.	Water Quality	LPP Team	SEPA
		5	No							
B2-B	To what extent is it anticipated the proposal would result in or influence additional flood risk elsewhere?	1	Significant extent	QL.	22. Flood risk and water management	Consider the scoring and information set out under B2-A above, e.g. climate change allowance.		Water Quality	LPP Team	SEPA
		2	Some extent							
		3	Neutral, uncertain or unknown							
		4	Little extent							
		5	Little to no extent							
B2-C	To what extent is it anticipated the proposal would help alleviate any existing flooding problems in the area?	1	Little to no extent	QL.	22. Flood risk and water management	Consider the scoring and information set out under B2-A above, e.g. climate change allowance.	A greater score will apply if it is proposed that Natural Flood Management (NFM) and Nature Based Solutions (NBS) would be employed.	Water Quality	LPP Team	SEPA
		2	Little extent							
		3	Neutral, uncertain or unknown							
		4	Some extent							
		5	Significant extent							
B2-D	Is it anticipated the proposal will have the opportunity to incorporate new or enhance existing blue and/or green infrastructure providing multiple benefits such as enhanced biodiversity, ecological connectivity and natural management of surface water flooding?	1	No	QL.	20. Blue and green infrastructure & 22. Flood risk and water management			Biodiversity, Flora & Fauna	LPP Team	NatureScot & SEPA
		5	Yes							
B3. Safety										
B3-A	If the site is close to the boundary to a noise, odour or light emitter, or a site regulated for emissions to air by SEPA, is it within a distance where sensitive receptors could be adversely impacted?	1	Adverse impact anticipated	QN.	23. Health and safety	SEPA, HES & EDC Environmental Health	For example, new housing adjacent to a large manufacturing facility.	Population & Human health	LPP Team	EDC Environmental Health
		5	No adverse impact anticipated							
B3-B	Is it anticipated that the proposal itself would have an	1	Yes	QL.	23. Health and safety			Population & Human health		

B. Infrastructure First										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
	adverse impact with respect to noise/odour/light on wildlife and human receptors outside the site?	5	No							
B3-C	Is the proposal within the buffer zone of a major accident hazard site or major accident hazard pipeline?	1	Yes	QL.	23. Health and safety		UKOPA Good Practice Guide and as set out on LDP2 mapping	Population & Human health	LPP Team	SEPA
		5	No							
B3-D	What is the level of coal mining risk for most (>50%) of the site?	1	High Risk Area	QN.	23. Health and safety	Coal Authority mapping (2025)		Population & Human health	LPP Team	Coal Authority
		3	Low Risk Area							
		5	No risk identified							
B4. Efficient Land & Building Use										
B4-A	To what degree does the proposal make use of a brownfield site or contaminated and vacant and derelict land?	1	Not developed	QL.	9. Brownfield, vacant and derelict land and empty buildings	Please refer to NPF4 Policy 9: Brownfield, vacant and derelict land and empty buildings	In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.	Material assets	LPP Team	No
		2	Developed (high biodiversity value)							
		3	Developed (med. biodiversity value)							
		4	Developed (low biodiversity value)							
		5	Developed (no biodiversity value)							
B4-B	Is it anticipated that the proposal would minimise demand for primary resources by reusing existing building(s)?	1	No	QN.	12. Zero waste	This relates to the Waste Hierarchy set out in NPF4	Not applicable applies when no existing buildings are present on site.	Material assets	LPP Team	No
		3	Not applicable							
		5	Yes							
B4-C	What category of agricultural land is it anticipated would be lost as a consequence of development?	1	Loss of Class 1 land	QN.	5. Soils	Scotland's Soils		Soils	LPP Team	No
		2	Loss of Class 2 land							
		3	Loss of Class 3.1 and Class 3.2 land							
		4	Loss of Class 4.1 to Class 6.3 land							
		5	Loss of Class 7 and Urban land							

* Where it is considered that their input would be required.

C. Local Living ²										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input*
C1. Transport, Travel & Accessibility										
C1-A	Does the proposal have good access to bus services (within a 5-minute walk)?	1	No	QN.	13. Sustainable transport, 15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C1-B	Does the proposal have good access to train services (within a 10-minute walk)?	1	No	QN	13. Sustainable transport, 15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							

² Any proposed on-site provision of services or facilities as set out in this section will be given consideration as part of the scoring and explanatory narrative.

C. Local Living ²										
C1-C	Does the proposal have good access to the active travel network (within a 10-minute walk)?	1	No	QN	13. Sustainable transport, 15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C2. Retail & Local Economy										
C2-A	Does the proposal have good access to essential food shopping options (within 10 minutes' walk)?	1	No	QN	15. Local Living and 20-minute neighbourhoods	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C2-B	Is the proposal close to restaurants, bars or cafes (15 minutes' walk)?	1	No	QN	15. Local Living and 20-minute neighbourhoods	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C3. Healthcare										
C3-A	Does the proposal have access to nearby health services - either health centres, GP surgeries or pharmacies (10 minutes' walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C3-B	Does the proposal have access to nearby NHS dental services (10 minutes' walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C3-C	Is Primary Healthcare provision above capacity in the area?	1	Yes	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	Developer Contributions Supplementary Guidance	For larger sites and/or those which span catchment areas, please apply the catchment predominantly encompassed by the site.	Population & Human health	LPP Team	No
		5	No							
C4. Education Accessibility & Capacity										
C4-A	Does the proposal have access to childcare and nursery education services (10 minutes' walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							

C. Local Living ²										
C4-B	Does the proposal have access to primary education services (10 minutes’ walk/5 minutes’ walk to pick up point)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods &	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C4-C	Does the proposal have access to childcare and secondary education services (15 minutes’ walk/5 minutes’ walk to pick up point)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods &	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C4-D	Will the non-denominational Secondary School the catchment of which the proposed site is located exceed 90% capacity according to the latest School Roll Forecast?	1	Yes	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	School Roll Forecast	For larger sites and/or those which span catchment areas, please apply the catchment predominantly encompassed by the site.	Population & Human health	LPP Team	No
		5	No							
C4-E	Will the denominational Secondary School the catchment of which the proposed site is located exceed 90% capacity according to the latest School Roll Forecast?	1	Yes	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	School Roll Forecast	For larger sites and/or those which span catchment areas, please apply the catchment predominantly encompassed by the site.	Population & Human health	LPP Team	No
		5	No							
C4-F	Will the non-denominational Primary School the catchment of which the proposed site is located exceed 90% capacity according to the latest School Roll Forecast?	1	Yes	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	School Roll Forecast	For larger sites and/or those which span catchment areas, please apply the catchment predominantly encompassed by the site.	Population & Human health	LPP Team	No
		5	No							
C4-G	Will the denominational Primary School the catchment of which the proposed site is located exceed 90% capacity according to the latest School Roll Forecast?	1	Yes	QN.	15. Local Living and 20-minute neighbourhoods & 18. Infrastructure first	School Roll Forecast	For larger sites and/or those which span catchment areas, please apply the catchment predominantly encompassed by the site.	Population & Human health	LPP Team	No
		5	No							
C5. Community Facilities & Recreation										
C5-A	Does the proposal have good access to a public library (15-minute walk)	1	No	QN.	15. Local Living and 20-minute neighbourhoods,	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							

C. Local Living ²										
C5-B	Is the proposal close to a community centre or hall (10-minute walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods,	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C5-C	Is the proposal close to a community hub or post office (10-minute walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods,	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C5-D	Does the proposal have access to parks or open space (10 min walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods, 18. Infrastructure First, 20: Green and blue infrastructure & 21. Play, recreation and sport	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C5-E	Does the proposal have access to a children’s playground or informal play opportunities (5 min walk)? If not, is it anticipated that play facilities would be delivered on site?	1	No	QN.	15. Local Living and 20-minute neighbourhoods, 20: Green and blue infrastructure & 21. Play, recreation and sport	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C5-F	Does the proposal have access to sports or recreational facilities (15 min walk)?	1	No	QN.	15. Local Living and 20-minute neighbourhoods & 21. Play, recreation and sport	20MN GIS tool	The approach taken is to establish the distance from the location in question to the site access, and then to add the distance from there to the centre of the site.	Population & Human health	LPP Team	No
		5	Yes							
C6. Open Space & Core Paths										
C6-A	To what extent is it anticipated the proposal would have a positive or negative impact on the quality and quantity of open space?	1	Significantly adverse impact	QL.	21. Play, recreation and sport & 20: Green and blue infrastructure		This could include the loss of open space as defined in the Open Space Strategy	Population & Human health	LPP Team	No
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							
C6-B	What impact is it anticipated the proposal would have on core path links or other key access networks such as cycle paths and rights of way?	1	Significantly adverse impact	QL.	13. Sustainable transport		This could include the removal of links or conversely their qualitative or quantitative improvement.	Population & Human health	LPP Team	No
		2	Adverse impact							
		3	Neutral, uncertain or unknown							
		4	Positive impact							
		5	Significantly positive impact							

* Where it is considered that their input would be required.

D. Effectiveness & Viability										
Ref	Assessment	Detail/Criteria		Type	NPF4 Policy	Methods/Source	Explanation/Notes	SEA Component	Assessor	Key Agency/Partner Service Input
D1-A	Has the representation confirmed that the site or parts of the site will be delivered within the LDP3 timeframe (2028-2038)?	1	No	QL.	16. Quality homes	Drawn from site submission proforma		N/A	LPP team	No
		5	Yes							
D1-B	Programming in the most recent agreed Housing Land Audit. *	1	No units ever programmed	QN.	16. Quality homes	Housing Land Audit 20XX	Sites with programming are confirmed through the HLA to be effective subject to the categories in ‘Detail/Criteria’	N/A	LPP team	No
		2	Programming has lapsed							
		3	Programming after 7 years							
		4	Programming during next 3 to 7 years							
		5	Programming during next 2 years							
D1-C	What is the marketability score for the site?	1	Marketability score of 1	QN.	16. Quality homes	Survey of housebuilders through Homes for Scotland	This refers to the area as defined in the appraisal within which the site is either entirely or predominantly located	N/A	LPP team	No
		2	Marketability score of 2							
		3	Marketability score of 3							
		4	Marketability score of 4							
		5	Marketability score of 5							
D1-D	Does the site have live planning consent? *	1	No consent or cannot be established	QN.	16. Quality homes	Planning application records and Housing Land Audit 20XX	Sites with live planning consent are broadly considered suitable for allocation.	N/A	LPP team	No
		3	Consent obtained but has lapsed							
		5	Live consent on 01/04/20XX							
D1-E	How long has the site been allocated in the plan(s)?	1	Continuously allocated since LP1	QN.	16. Quality homes	Examination of past plans to establish longevity of the allocation of sites	(Re)proposed refers to sites that are newly promoted or for which the promoter wishes to retain allocated status	N/A	LPP team	No
		2	Continuously allocated since LP2							
		3	Continuously allocated since LDP1							
		4	Continuously allocated since LDP2							
		5	(Re)proposed as part of Call for Sites							
D1-F	Is the site controlled by a developer or land promoter?	1	No	QL.	16. Quality homes	Drawn from site submission proforma	This criterion provides an indication of the potential effectiveness of a site and the likelihood of development.	N/A	LPP team	No
		5	Yes							
D1-G	Has it been confirmed that access could be gained to the site without the need for third party agreement?	1	Third party agreement required	QL.	16. Quality homes	Drawn from site submission proforma	This criterion provides an indication of the potential viability of a site and the potential presence of a constraint.	N/A	LPP team	No
		3	Unknown or not confirmed							
		5	Third party agreement not required							

**It is acknowledged that newly promoted sites may score less well against criteria D1-B and D1-D. However, HLA programming and live planning consent are strong indicators of effectiveness, which point towards allocation as a suitable means to cement their status. It should also be noted that criteria D1-E and D1-F are more favourable to newly promoted sites than those that have already been allocated and should result in lower scores for sites that have long been allocated, in combination with those have no or lapsed consent and which are overall considered to be less effective - D1-D and D1-B respectively.*

Non-Residential Land Uses

The following appraisals apply for those proposed uses that are not exclusively residential in character:

1. Business, Industrial & Commercial Development

It is recognised that for sites where business, industrial or other commercial development is proposed, that there is no requirement to demonstrate effectiveness with respect to housing land supply, nor certain requirements associated with infrastructure or local living. The Sustainability, Heritage & Landscape therefore comprises 50% of weighting, with Infrastructure First accounting for 40% of weighting and Local living accounting 10% of weighting. Individual subcategory groupings (see codes in table below) can be seen in the Stage II section above.

Category	A. Sustainability, Heritage & Landscape							B. Infrastructure First				C. Local Living	
Weight	50%							40%				10%	
Number of subcategories	33							19				5	
Subcategory groupings	A1	A2	A3	A4	A5	A6	A7	B1	B2	B3	B4	C1	C6

2. Green Infrastructure & Environmental Improvements

It is recognised that for sites where green infrastructure or environmental improvements is proposed, that there is no requirement to demonstrate effectiveness with respect to housing land supply, nor many requirements associated with infrastructure or local living. The Sustainability, Heritage & Landscape therefore comprises 90% of weighting, with Infrastructure First and Local living accounting for 5% of weighting each. Individual subcategory groupings (see codes in table below) can be seen in the Stage II section above.

Category	A. Sustainability, Heritage & Landscape							B. Infrastructure First				C. Local Living	
Weight	90%							5%				5%	
Number of subcategories	33							3				2	
Subcategory groupings	A1	A2	A3	A4	A5	A6	A7	B4				C6	

3. Mixed Use Development (Residential Element)

Proposed mixed land uses/development with a residential element will be subject to each criterion of the Stage II-A framework above.

4. Mixed Use Development (Business, Industrial & Commercial Development Element)

Proposed mixed land uses/development with a business, industrial or commercial element and no residential element will be subject to the appraisal as set out under (1) above.

Other Land Uses

Other land uses such as cemeteries, community growing spaces, other forms of community space, etc., will be assessed to determine their predominant use type, particularly with respect to the extent to which they are footfall-generating, and will be appraised according to category (1), (2), (3) or (4) above.

Stage II-B

Strategic Environmental Assessment (SEA)

Stage II-B encompasses the appraisal undertaken for the Strategic Environmental Assessment (SEA) for the LDP, following the process set out in the SEA pro-forma. The SEA for each site is *informed* by the outcomes of Stage I and Stage II-A, based on their SEA equivalents and the narrative set out for each criterion.

The following table provides an indication of which Stage II-A criteria and associated narratives may inform appraisal against the SEA framework, however, other criteria in different combinations may also be considered in the interests of addressing any interrelated factors that may apply to a location/site. Each code and its applicable criterion can be seen in the Stage II-A tables above.

B3-A	B3-B	B3-C	B3-D	C1-A	C1-B	C1-C	C2-A	C2-B	C3-A	C3-B	C3-C	C4-A	C4-B	C4-C	C4-D	C4-E	C4-F	C4-G	C5-A	C5-B	C5-C	C5-D	C5-E	C5-F	C6-A	C6-B	Population & Human Health
																	A7-A	A7-B	A7-C	A7-D	A7-E	A7-F	A7-G	A7-H	A7-I	A7-A	Cultural Heritage
																		A1-A	A1-B	A1-C	A1-D	A1-E	A1-F	A1-G	A5-C	B2-D	Biodiversity, Flora & Fauna
																						A5-A	A5-B	A5-D	A5-E	B4-C	Soils
																								A6-A	A6-B	A6-C	Landscape & Geology
																		A4-A	A4-B	A4-C				B2-A	B2-B	B2-C	Water Quality
																								A2-A	A2-B	A2-C	Air Quality
																						A3-A	A3-B	A3-C	A3-D	A3-E	Climatic Factors
																		B1-A	B1-B	B1-C	B1-D	B1-E	B1-F	B1-G	B4-A	B4-B	Material Assets

Where applicable, the aggregated score produced by chosen combinations of Stage II-A criteria may be rounded upwards to the closest integer to inform the SEA outcome. For example, an average score of 3.4 against the subcategories of the ‘Cultural Heritage’ SEA type (see below) may be rounded up to 4. This would achieve an equivalent Positive (+) assessment against the SEA.

Significantly adverse (--)	Adverse (-)	Neutral (0)	Positive (+)	Significantly positive (++)	Uncertain or Unknown (?)
1	2	3	4	5	Subject to Stage II-B narrative

Stage II-A Score	A7-A	A7-B	A7-C	A7-D	A7-E	A7-F	A7-G	A7-H	A7-I	A7-A	Average Stage II-A Score	Stage II-B - SEA Equivalent
	3	2	5	4	2	5	1	3	5	4	4	Positive (+)

Using these outcomes, the SEA then provides a narrative-based summary of the anticipated effects of the development of the site, and their significance, using the standard classifications e.g. ‘Significantly adverse’, ‘Neutral’, ‘Positive’ as set out above. The SEA does not itself incorporate a scoring component. An explanatory narrative is provided when it is considered that effects are uncertain or unknown for an individual SEA category or for the full SEA appraisal.

The SEA assesses the extent to which the factors as scored/ranked would, when other sites are also appraised, result in secondary; cumulative; synergistic; short, medium and long-term; permanent and temporary; net positive; and negative effects. The SEA will consider and inform the Habitats Regulations Appraisal (HRA) through an assessment of likely impacts on European Sites (cSACs, SACs and SPAs).

Once complete, the outcomes and narrative of Stage II-B (the SEA) will be considered alongside those of Stage I and Stage II-A (the wider assessment) as part of the final, Stage III appraisal.

Stage III

With the outputs of Stage I, Stage II-A and Stage II-B taken into account, Stage III involved a final consideration and appraisal of each site through a wider discussion involving planning officers, officers from various other EDC services and EDC elected members. It is important to note that the allocation of sites has therefore **not been made entirely as a result of the outputs of Stages I and II-A**. The process taken as part of Stage III is as follows:

Stage	Assessment
Stage III-A	Table produced setting out the overall assessment scores and ranking of each site to <i>indicate</i> which sites are most suitable for potential allocation.
Stage III-B	With Stage I, II-A and II-B outcomes considered, further discussion held as to whether each site is suitable, deliverable and developable. Officers consider all available evidence in determining whether the development of a site would be viable. This consideration includes the impact that sites could have cumulatively factoring in a range of constraints if more than one was to be allocated within a particular area. Summary of why site should or should not be allocated in LDP3. The degree to which narrative and explanation is required will depend on how marginal the case is for or against allocation.
Stage III-C	An assessment of capacity to indicate how much development a residential site can bring forward is undertaken. This will depend on the location and local character, type of development promoted, mix of units, density assumptions as well as any factors which will reduce developable area such as provision for green space or avoiding floodplain and/or other areas of constraint.
Stage III-D	Breakdown of sites by Council ward. Presentation of draft selection of sites on a ward-by-ward basis to elected member and officer working party to seek feedback and obtain approval of sites to progress to LDP3 Proposed Plan.
Stage III-E	Capacity of final list of approved residential sites measured against the MATHLR and LHLR to ensure that requirements have been met in full. Adjustments to selection of sites and/or site capacity made if necessary to achieve conformity.
Shortlist of sites to be included in LDP3 Proposed Plan	

Stage III has therefore allowed for a more nuanced consideration of the merits of each site than provided by the Stage I and Stage II matrices alone. Consideration will be given at Stage III to how a site, or sites will contribute to the spatial strategy to be set out in the Proposed LDP, and the extent to which sites that have not been selected for allocation in LDP3 could be developed beyond the 10-year plan period (e.g. as future development areas).