

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: DRM.H1	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Land off Ward Place			
Settlement: Drummore	Current use: Greenfield	Existing LDP allocations/ designations: DRM.H1	
OS Grid Reference (Easting, Northing): 213807, 536612			
Site Size (ha): 3.18	Proposed use: Residential	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Native hedgerows line the site and development may affect wildlife habitats.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycle ways, to encourage the movement of species.	0	
PLANNING OVERVIEW	The native hedgerows should be incorporated into the site where possible.							
SEA OVERVIEW	Provided the native hedgerows on the boundary are retained there are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	The site is located adjacent the play park		SV	0	Design and layout of development should incorporate links to it and the adjacent school.		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1		Comment:							
		Right of Way	N									
		Core path	N									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1	
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary				Secondary					
		School name:	Drummore				Stranraer Academy					
		Remaining capacity:	62				160					
		Distance:	0-1km				20km +					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0			
PLANNING OVERVIEW	The site is well located to local services and there are footpaths and cycleways adjacent to the site providing easy access for active travel. Residential development will help to support services and facilities in the area.											

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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of site would result in the loss of Prime Agricultural Land.							
SEA OVERVIEW	The loss of Prime Agricultural Land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible signs of boggy areas on site		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. Body of water adjacent to the site.		C	X	Drainage Impact Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing	0

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						network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Flood Risk Assessment required and Flood Risk Assessment may be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

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

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

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compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS N MoD Y Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies to the rear of properties on Harbour Terrace. There may be scope to access this site from Harbour Terrace, adjacent to No. 22. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to site can be taken from Harbour Terrace.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			This is generally a flat site with a slight north east facing slope.	SV	0		0	
Can the site make best use of solar gain		?	Limited use of solar gain possible.	SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+	
Is the site protected from prevailing winds		N	The land rises gently to the west but likely quite exposed.	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction							
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +	

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building N Scheduled Monuments N Conservation Area N Inventory of Historic Battlefield N	Comment: Arch - Known prehistoric remains. Evaluation and mitigation will be required. HBE - Category C Listed Wylie's Mill is under 50m from the edge of the site.					

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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			SV	0	Consideration of site design and layout could be designed to incorporate links outwith site and access to Wylie's Mill.	+
PLANNING OVERVIEW	Archaeological evaluation / mitigation will be required prior to any development							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: +	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	Y N	Comment: RSA – Rhins Coast		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0
Will development of the site be well integrated visually with the existing settlement		Y		Site is north facing hillside overlooking harbour. Location is consistent with settlements in the area; ie on sites sheltered from prevailing winds. Development would be closer to school and in keeping with settlement pattern surrounding the harbour.			C	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0
PLANNING OVERVIEW	Site is within the Rhins Coast Regional Scenic Area and proposals will need to consider policy NE2. The southern boundary will need to be reinforced with hedge planting.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in single ownership.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP and is considered to be well related to existing and allocated development and close to local services and facilities. Development would result in the loss of greenfield and prime agricultural land and early engagement is required with Scottish Water regarding the main water supply and waste water supplies.	

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OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield and prime agricultural land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.							
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