

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H1	Source of site suggestion: Allocated site in LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Hill Street			
Settlement: Port Patrick	Current use: Hotel		
OS Grid Reference (Easting, Northing): 200046, 554176		Existing LDP allocations/ designations: PPK.H1	
Site Size (ha): 0.11	Proposed use: N/A	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	+	0	0	0	+	+	+	0

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	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	There are no habitat or wildlife issues on site		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity concerns affecting this site							
SEA OVERVIEW	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	N		SV	0		0				
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		Comment:							
		Core path									
		Cycle path									
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:	Portpatrick		Stranraer							
	Remaining capacity:	50		160							
	Distance:	0-1		5-10							
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 adjacent to the site providing easy access for active travel. Residential development will help to support services and facilities in the area.										
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: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	Urban	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			X	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	There are no soil concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There were no visible signs of watercourses, wetlands or boggy areas during site visit.		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	DGC hold records of flooding in connection to the site. History of pluvial flooding in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be 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	Portpatrick Septic tank has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0		0
PLANNING OVERVIEW	Drainage Impact Assessment is required and possibly a Flood Risk Assessment due to records of flooding connected to site.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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	Residential, retail and hospitality	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 or emission from the waste plant)		?	No proposed use has been provided	SV	0		0	
PLANNING OVERVIEW	There are no air quality concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment – Site currently used as a hotel							
		Greenfield									
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	No use type has been proposed		SV	0		0			
Does the site have existing and potential mineral extraction		N			C	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			C	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is a current hotel located within the MoD West Freugh Consultation Zone and consultations with these authorities will be required prior to development. There are no other material asset concerns affecting this site.							
SEA OVERVIEW	The redevelopment of a current use would have a positive SEA impact.						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 7 no. dwellinghouses was previously granted planning permission under 08/P/1/0179. Access can be taken from the U107w Hill Street public road where an appropriate parking and turning area should be provided. Hill Street is a no through road with informal turning area at its eastern limit. Visibility is restricted due to existing buildings, however; given the restricted nature of the road network at this location and resulting low vehicle speeds, this may not warrant grounds for an objection. It would be appropriate that a footway be provided along the site frontage with Hill Street. 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 can be taken from Hill Street.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Site located on slight west facing hill		SV	0		0
Can the site make best use of solar gain		Y	Site on slight west facing hill so would benefit from solar gain		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		Y	Partially protected. Site is located on coastal town within walking distance to harbour. Although surrounding buildings would offer some protection from prevailing winds, the site is likely to be partially exposed.		SV	0	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	Comment: Arch - Within Conservation Area, adjacent to known archaeological sites. No overriding historic environment issues, but may require mitigation. HBE - Site wholly within Portpatrick Conservation Area. Large part of site is Category C Listed. Residential conversion acceptable. [PP may have run out since last year?]		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Site within conservation area		SV	0	Development proposals could incorporate improved access to historic environment.	+
PLANNING OVERVIEW	Site within conservation area so development could incorporate improved access to historic environment.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Development of site could enhance access to historic environment which could have positive SEA impact.						SEA SCORE: +
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	Y	Comment: Rhins Coast RSA		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y	No comments				C	0	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0
PLANNING OVERVIEW	There are no landscape concerns affecting this site.								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is an allocated site within the Portpatrick LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners have not responded to information requests and therefore the site is considered ineffective
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are no physical constraints to prevent the development but current land ownership issues indicate the site to be ineffective.
OVERALL PLANNING COMMENT	The site is a current housing allocation in the LDP. The site is not being recommended for inclusion within LDP2 as the site ownership is considered ineffective as there has been no response from landowners.	
OVERALL SEA COMMENT	Minor positive SEA effects in relation to development of this brownfield site and the conversion of the listed building within the conservation area, within walking distance of existing services and facilities and benefits could be gained through the use of solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H2	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: East of Heugh Road			
Settlement: Portpatrick	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 200428, 554706		Existing LDP allocations/ designations: PPK.H2	
Site Size (ha): 0.95	Proposed use: Housing	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	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)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	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	Trees and bushes are located adjacent to the site. Development may impact on habitat connectivity and wildlife corridors but would likely be minimal.		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	There are woodlands within the vicinity of site and therefore measures to enhance biodiversity should be considered in the proposal.							
SEA OVERVIEW	There are no SEA issues subject to mitigation						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	N	Site adjacent cemetery and within walking distance to playing field		SV	0		0				
			Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Right of Way	N	Comment:							
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
	School name:		Portpatrick				Stranraer					
	Remaining capacity:		50				160					
	Distance:		0-1									
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0				
PLANNING OVERVIEW	This site is located reasonably close to some local services.											
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA									SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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impacts								
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No comments		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 the 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	Y	Signs of boggy areas were noticeable on site visit		SV	X	Flood / Drainage assessment required.	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	Body of water within close proximity of site. DGC hold records of flooding in connection to the site. History of pluvial flooding in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be 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	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW	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 network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment and possibly a Flood Risk Assessment would be required prior to development. Although there is existing capacity for the main 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	Greenfields, cemetery	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	Proposal is for residential use	O	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					
		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, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a greenfield located within the MoD West Freugh Consultation Zone and consultations with these authorities will be required prior to development. There are no other material asset concerns affecting this site.										
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		The restricted depth of this steeply sloping site would make frontage development preferable. Development of this site will require the existing 30mph speed restricted area to be extended along the site frontage in order to achieve the necessary visibility requirements.. Any submission should include proposals for pedestrian provision. Any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	In terms of access, frontage development is preferred. Justification and evidence would be required for an alternative design and layout. Site is recommended to be part of a masterplan approach incorporating site PPK.H3.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		North and west facing hillside			SV	0		0	
Can the site make best use of solar gain		?	Possibly. Large trees located on western edge of site which may affect solar gain.		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		?	Western facing hillside location but protected from large trees on the western edge		SV	0	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	Comment HBE - No Listed Buildings. Outside conservation area but on approach to it down the hill. War memorial in top corner of this site needs to be respected in development layout and design.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape	N				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
PLANNING OVERVIEW	Design should respect the adjacent war memorial.								
SEA OVERVIEW	Provided the necessary mitigation measure is implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land		TPOs						
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y	Area below cemetery now excluded from site but still needs buffer between any development and the cemetery.			C	X	Buffer between cemetery and site required	0	
Will development of the site be well integrated visually with the existing settlement		N				SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	Buffer required between cemetery and site.									
SEA OVERVIEW	Provided the necessary mitigation measure is 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	Site is allocated and within the Portpatrick LDP settlement boundary								
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership								
Are there any known restrictive covenants or ransom strips	N									
Can the site be delivered within the LDP timeframe	?	As a single site there are no physical constraints to prevent the development. As a joint development with PPK.H3 there are access issues that may prove difficult to deliver in the LDP timeframe.								
OVERALL PLANNING COMMENT	This site is a housing allocation in the current LDP. This site is located adjacent to site PPK.H3 and a masterplan approach for both sites has previously been suggested. As a joint venture with PPK.H3, the site faces access issues due to the gradient of the land adjoining the A77 as well as landscape concerns affecting PPK.H3. Due to these issues site PPK.H2 is considered as an alternative to those recommended for allocation in LDP2.									
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, 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.									

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H3	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: High Merrick			
Settlement: Portpatrick	Current use: Greenfield	Existing LDP allocations/ designations: PPK.H3	
OS Grid Reference (Easting, Northing): 200582, 554622			
Site Size (ha): 7.96	Proposed use: Housing	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	X

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Site adjoins woodland to north east and cemetery to west and therefore habitat and wildlife connectivity and corridors may be affected.		SV	X	Any proposal should be assessed against policy NE7 in order to avoid/reduce/mitigate and enhance any impacts - retaining trees and securing new planting. Set back development from existing trees.		
PLANNING OVERVIEW	There are woodlands within the vicinity of site and therefore measures to enhance biodiversity should be considered in the proposal.							
SEA OVERVIEW	There are no SEA issues subject to mitigation.						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	N	Site adjacent cemetery		SV	0		0				
			Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way		N	Comment:							
		Core path		N								
		Cycle path		N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall		0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
	School name:		Portpatrick				Stranraer					
	Remaining capacity:		50				160					
	Distance:		0-1				5-10					
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 the creation of footpaths adjacent to the site would provide easy access for active travel. Residential development will help to support services and facilities in the area.											
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: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		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 the 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 watercourses, wetlands or boggy areas during site visit.		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	Body of water adjacent to site. DGC hold records of flooding in connection to the site. History of pluvial flooding in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be 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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW.		C	0		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 network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment and possibly a Flood Risk Assessment would be required prior to development. Although there is existing capacity for the main water supply further investigation will be required to consider the impact on the overall networks and, if necessary,							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	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	Greenfields, cemetery and residential	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	Proposal is for residential use	O	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					
		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, compromise the waste handling operation	PHH	N		O	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a current caravan site located within the MoD West Freugh Consultation Zone and consultations with these authorities will be required prior to development. There are no other material asset concerns affecting this site.										
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 (120 units) has a narrow restricted frontage onto the A77. The A77 site frontage is of insufficient width to provide an appropriate adoptable access, has restricted visibility and would require significant engineering work. Due to the topography of the site it would be difficult to achieve a suitable gradient for an adoptable road. This site also borders an existing private lane located along the south boundary of the site which is served by the U64a but this would require third party land to utilise this access and to improve to an adoptable standard. If this were to be the sole means of access this would also exacerbate existing issues relating to traffic volumes on the U64a. Given the above comments, I am unable to recommend in favour of the inclusion of this site. However, there may be potential to provide access to this site via the adjacent site PPK.H2 should they be considered together however the gradient issues would require addressing.								
PLANNING OVERVIEW	As a single site there are access issues that would prove difficult to overcome as the access point on the A77 is insufficient in width. This site is located adjacent to site PPK.H2 and a masterplan approach for both sites has previously been suggested. As a joint venture with PPK.H2, the site faces access issues due to the gradient of the land adjoining the A77.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		West facing hillside				SV	0		0	
Can the site make best use of solar gain		?	Possibly, as site is west facing hillside			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	Site is exposed to prevailing winds			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	Comment: Arch - Bounded on south side by Old Military Road. HBE - No Listed Buildings; outside conservation area but prominent high ground on approaches to it. War Memorial needs to be respected in layout/access arrangements if affected.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
PLANNING OVERVIEW	Design should respect the adjacent war memorial.							
SEA OVERVIEW	Provided the necessary mitigation measure is implemented there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Rhins Coast RSA		
		Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0
Will development of the site be well integrated visually with the existing settlement		N	Extensive raised site. Western area overlooks settlement whereas eastern section is part of wider rural landscape. Development would detract from character and setting of settlement which is sheltered within a narrow valley.			C	X	X
Are there any locally attractive views that will be impacted by development of the site		Y	Development would detract from character and setting of settlement which is sheltered within a narrow valley.			C	X	X
PLANNING OVERVIEW	Development would detract from settlement							
SEA OVERVIEW	Development would have a negative SEA impact.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is a current allocation in the Portpatrick LDP settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is in single ownership						
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	?	There are access issues that may prove difficult to deliver in the LDP timeframe.						
OVERALL PLANNING COMMENT	This site is a housing allocation in the current LDP. As a single site there are access issues that would prove difficult to overcome as the access point on the A77 is insufficient in width. This site is located adjacent to site PPK.H2 and a masterplan approach for both sites has previously been suggested. As a joint venture with PPK.H2, the site faces access issues due to the gradient of the land adjoining the A77. Development is also considered to detract from the character and setting of Portpatrick which is sheltered within a narrow valley. Due to these issues site PPK.H3 is considered as an alternative to those recommended for allocation in LDP2.							
OVERALL SEA COMMENT	Negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land, development would detract from character and setting of settlement.							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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	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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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H4	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Sunnymeade North			
Settlement: Port Patrick	Current use: Caravan Park	Existing LDP allocations/ designations: PPK.H4	
OS Grid Reference (Easting, Northing): 200632, 554249			
Site Size (ha): 3.86	Proposed use: Housing	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	+	0	0	0	0	+	+	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
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)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		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		Y	There are hedgerows surrounding and within the current site which may impact wildlife habitat connectivity.	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	N	The site is adjacent to a playing field.		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	1-5	Sports facilities	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:	Portpatrick	Stranraer Academy								
	Remaining capacity:	50	160								
	Distance:	0-1	10-20								
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 adjacent to the site providing easy access for active travel. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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)	3.2	O & SV	X	Soil map indicates site is on Prime Agricultural Land but as it is a current caravan park the land has already been developed	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		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	There are no soil concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	There was no visible signs of watercourses, wetlands and/or boggy areas.		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	Body of water adjacent to site. History of pluvial flooding in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be 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)									
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		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 network. Early engagement with SW via the Pre-Development Enquiry process is strongly	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						recommended.			
PLANNING OVERVIEW	Drainage Impact Assessment is required and possibly a Flood Risk Assessment due to the history of flooding from the adjacent body of water. Although there is existing capacity for the main water supply, further investigation will be required to consider the impact on the overall network and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended to discuss build out rates in relation to Waste water treatment works								
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	Residential, open space and greenfield	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	Y	Comment: Currently used as a Caravan Park.					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	SV	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	Unlikely. Caravan Park currently has road infrastructure and water network but this may not be reused in the development.		SV	0		0	
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, compromise the waste handling operation	PHH	N			O	0			
Do sites for potential waste management facilities comply with the locational criteria		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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set out in annex B of the Zero Waste Plan (paragraph 4.9)											
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
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 current caravan site located within the MoD West Freugh Consultation Zone and consultations with these authorities will be required prior to development. There are no other material asset concerns affecting this site.										
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.							SEA SCORE: 0			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site is an existing caravan site that has both touring and residential caravans. The proposed site is for up to 57 no. dwellinghouses. The site will require 2 access points in off the U64w. The village speed restriction will require to be extended to encompass the site. The U64w will require to be widened and a lit footway shall also be required along the frontage of the site, as well as a pedestrian link into the village, joining up with the existing footway. There may be potential to form a link with the potential site PPK.H3, though this lies outwith the application boundary. 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	The site will require 2 access points off the U64w.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Site is on a west facing slope with the eastern portion on steeper ground and visible from harbour.			SV	X	steep eastern section of land is visible and should remain free of development to prevent site dominating settlement.		0	
Can the site make best use of solar gain		Y	Site is relatively open and west facing			SV	+	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	Site is not protected from prevailing winds as it is on an exposed hillside.			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0
PLANNING OVERVIEW	Development should remain clear from the steep eastern section of the site. 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	L	Listed Building	N	Scheduled Monuments	N	Comment. Arch: Forms backdrop to Conservation Area. Site of former farmstead will				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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of the following including their setting			Conservation Area N World Heritage Site N Archaeological site Y	Inventory of Historic Battlefield N Inventory & Non-Inventory Garden or Designed Landscape N		require ground-checking to ascertain if anything remains. Bounded by Old Military Road to the north. HBE: No Listed Buildings; outside conservation area. Development should respect sloping setting down to Portpatrick.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Development will have opportunity to enhance or improve access to Conservation Area.	SV	0	Through design and layout, the proposal may have the opportunity to provide links to Conservation Area.	+		
PLANNING OVERVIEW	Archaeological evaluation / mitigation will be required prior to any development. Design and layout of proposal should consider links to Conservation Area.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues and the incorporation of links to the Conservation Area may have a positive SEA impact on the area.						SEA SCORE: +		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs N Wild Land N	RSA's Y TPOs N	Comment: 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	Landscape features could be affected if the upper slopes of site are developed.	C	X	Design and layout of proposal should avoid development of the upper eastern slope of site.	0		
Will development of the site be well integrated visually with the existing settlement		Y	2010 – Existing caravan site on hillside above settlement. Lower areas are partially screened by boundary tree planting. Upper areas (eastern and southern part) are retained as open space at present .	C	X	Upper slopes are more visible and should remain free of development to prevent site dominating settlement.	0		
Are there any locally attractive views that will be impacted by development of the site		N	Unlikely so long as upper slopes are not developed	C	X	Upper slopes are more visible and should remain free of development to prevent site dominating settlement.	0		
PLANNING OVERVIEW	Design and layout of proposals should be remain clear from the upper eastern slope of the site. Proposals should consider								
SEA OVERVIEW	Subject to the eastern section of the site not being developed there are 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 residential purposes 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 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. The upper eastern section of the site should remain free of development due to landscape concerns. It is proposed to retain this allocated housing site in LDP2.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Positive SEA comments. 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. There may be opportunity to enhance / improve access to conservation area.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 15/P/1/0060	
Site name: adjacent Heugh Road			
Settlement: Portpatrick	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 199900, 554549			
Site Size (ha): 1.19	Proposed use: Housing	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	+	0	0	0	0	+	0	0

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
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)	Geographic Information System (GIS)	Scottish Environment Protection Agency (SEPA)
Climatic Factors (CF)	Site visit (SV)	Transport Scotland (TS)
Biodiversity (B)	Consultee (C)	Scottish Natural Heritage (SNH)
Landscape (L)	Other (O)	Historic Environment Scotland (HES)
Material Assets (MA)		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		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		Y	Site situated on area covered in bushes and likely to contain wildlife habitats which may use the adjacent golf.	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	Measures to enhance biodiversity should be considered in the proposal.								
SEA OVERVIEW	There are no SEA issues subject to mitigation.						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	N	Site adjacent to golf course and does not affect quality or quantity of open space.	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		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	1-5	Sports facilities	1-5	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary				Secondary				
		School name:	Portpatrick				Stranraer Academy				
		Remaining capacity:	50				160				
		Distance:	0-1				10-20				
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 overlooks the settlement but there are roads and pathways that link to local services and there are footpaths adjacent to the site providing easy access for active travel. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is relatively 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		N	Soil classification (The James Hutton Institute)	5.1	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No comments regarding contaminated land		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	There are no soil concerns affecting this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible signs of watercourses, wetlands and / or boggy areas.		SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk		C	0	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Portpatrick Septic tank has sufficient capacity		C	0	0	No comments
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	0	No comments
PLANNING OVERVIEW	There are no water concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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	Residential, golf course.	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	Proposal is for residential use	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: Site has planning permission and work has already started at time of this assessment.					
		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		SV	0		0		
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, compromise the waste handling operation	PHH	N		O	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	
		Comment							

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	The site is 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: 0	

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed development site would be a continuation of "Phase 1" (09/P/1/0023). The site is accessed via "Road A" of "Phase 1" which was granted RCC and for which construction has begun. "Phase 1" is served by an earlier development which was constructed under RCC and is complete but not yet adopted. 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 the site would be via the current development of Phase 1 to the west of the proposed site.											

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)		Site is located on a gentle south facing slope				SV	0					0	
Can the site make best use of solar gain		Y	The site offers opportunity for south facing development and infills an area in the settlement boundary			SV	0	Siting and design of buildings to take account of solar orientation				+	
Is the site protected from prevailing winds		N	The site could make the most of the south facing aspect in its layout but is currently quite an open site for the prevailing winds			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2 to make the buildings more resilient to climatic factors				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	Comment. Arch: No historic environment issues identified for this site, as of July 2016. HBE: No Listed Buildings and outside conservation area. The site is behind large Victorian 'seaside' architecture dwellings and should not compromise their settings.							
		Conservation Area	N	Inventory of Historic Battlefield	N								
		World Heritage Site	N	Inventory & Non-Inventory	N								
		Archaeological site	N	Garden or Designed Landscape									
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				N	0					0	
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site.												
SEA OVERVIEW	There are no SEA issues										SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSAs	X	Comment: Rhins Coast			
			Wild Land	N	TPOs	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0	
Will development of the site be well integrated visually with the existing settlement		N	Site already part built out, no further comments.				C	0	0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0	
PLANNING OVERVIEW	Site is within the Rhins Coast Regional Scenic Area and proposals will need to consider policy NE2.									
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 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 located within the current LDP settlement boundary and is considered to be well related to local services and facilities. Site overlooks the settlement and would be accessed via the construction of road which forms Phase 1 development to the west of site. Policy NE2: Regional Scenic Areas will need to be considered as it is located within the Rhins Coast RSA. It is proposed to allocate this site in LDP2. As a result the site is recommended for allocation in the LDP.	
OVERALL SEA COMMENT	Positive SEA comments. 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.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PPK.H202	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: South Cliff			
Settlement: Port Patrick	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:	
Site Size (ha):	Proposed use: Housing	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						X			

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA									
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments:									
Are there any known invasive species within the site									
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity									
PLANNING OVERVIEW									
SEA OVERVIEW								SEA SCORE:	

POPULATION AND HUMAN HEALTH										
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0			
		Distance (km)	0-1							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:						
		Core path	N							
		Cycle path	N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop
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:	Portpatrick				Stranraer				
	Remaining capacity:	50				160				
	Distance:	0-1				5-10				
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 adjacent to the site providing easy access for active travel. Residential development will help to support services and facilities in the area.									
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: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0	There is a very small segment at the South East corner which is shown as 3.2 Prime Agricultural Land.	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		?	No known previous use. Railway runs adjacent to site.		SV	X	Garden ground adjacent to railway may require soil sampling to ensure it is suitable for use.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N							
PLANNING OVERVIEW	There is a small section of Prime Agricultural Land in the Southern East corner which would need to be considered in any development proposals.								
SEA OVERVIEW	Avoiding development on the 3.2 Prime Agricultural Land area in the South East corner would not have a negative impact on SEA						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible watercourses, wetlands or boggy areas are visible 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	N	No comment with regard to flood risk		C	0		0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Portpatrick Septic tank has sufficient capacity		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0		0	
PLANNING OVERVIEW	There are no water concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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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	Residential and greenfields	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 or energy from the waste plant)		N	Proposed use is for residential.	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.							
		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		Y	Loss of greenfield		SV	0		0			
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, compromise the waste handling operation	PHH	N			O	0		0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is located within the MoD West Freugh Consultation Zone and consultations with this authority will be required prior to development. There are no other material asset concerns affecting this site.							
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 proposed site is served by an existing access track from an existing private way off the U185w public road. This existing private way also serves several further dwellinghouses and the Mount Stewart Hotel. There is a further private track adjacent to that which serves the proposed plots, which serves 3 no. dwellinghouses. The private access way, from the U185w, is restricted in width and geometry with no footway provision and little scope to provide any improvements to bring the road to an adoptable standard. Furthermore the existing junctions along the private way, including the junction onto the U185w and the junction to the proposed site are substandard. As such I would not be in favour of development which would significantly increase the use of this road. However; planning permission for residential development has previously been considered, with an application for 3 no. plots granted planning permission in principle under 05/P/1/0165. A similar proposal may be acceptable, where the access way would remain private. Any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	There are issues with the road/access upgrade requirements which would need to be overcome. It may be acceptable to use the road if the access would remain private.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Relatively flat site over 2 levels			SV	0		0	
Can the site make best use of solar gain		Y	Site is open to the west so solar gain could be 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		Y	Site is exposed to prevailing winds			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	Comment: Arch - In Conservation Area. Bounded by route of former railway, which should be retained as a through route. HBE - Within the conservation area and an important setting of the whole town where multiple units of development would have the potential to spoil the character. The openness of the land is important so if in other respects it would be acceptable, development of a single building with flats in an appropriate design might be acceptable.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	In Conservation Area and by route of former railway which should be retained in any future proposals							
SEA OVERVIEW	Development of a single building with appropriate design may be acceptable and result in no SEA impact.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N		RSA's	Y	Comment: Rhins Coast	
			Wild Land	N		TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0		0
Will development of the site be well integrated visually with the existing settlement		Y	Note comments from historic/built environment			C	0	suggest any development should be single storey to avoid dominating backdrop to harbour or breaking the skyline.	
Are there any locally attractive views that will be impacted by development of the site		N	SNH - Very prominent elevated greenfield site outside boundary of settlement.			SV	0	Very limited scope for development. Sensitively designed low rise development may be acceptable, Need to avoid dominating skyline with single large development or diluting the core of settlement by lots of smaller dwellings.	
PLANNING OVERVIEW	Development would have to be single storey to avoid dominating the backdrop to harbour or breaking skyline								
SEA OVERVIEW	Development of a single storey building may have no impact on SEA.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is adjacent to the Portpatrick LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	?	There are a number of issues which may prove difficult for the site to be delivered in the LDP timeframe.
OVERALL PLANNING COMMENT	The site is located adjacent to the settlement boundary. Although landscape and cultural heritage overviews highlight a single storey development as possibly being suitable, the site is located beyond the former railway line which provides a suitable barrier to development and should be maintained as a through route. There are issues with the road / access upgrade requirements which would need to be overcome. It is considered that there are alternative sites that offer more in terms of place making potential and to meet the housing market requirements. As a result, it is not considered appropriate to include this site within LDP2.	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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OVERALL SEA COMMENT	Positive SEA issues. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport.
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