

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H1	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Thorney Croft West			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.H1	
OS Grid Reference (Easting, Northing): 205282, 560051			
Site Size (ha): 0.34	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	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	Site contains thick bushes and development may impact wildlife connectivity.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented.		0	
PLANNING OVERVIEW	Development of site may result in the loss of some wildlife connectivity or habitats so measures to enhance biodiversity should be made where appropriate.							
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	Y	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	1-5	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:	Belmont				Stranraer Academy					
	Remaining capacity:	12				160					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0				0		
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to										

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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	open space.								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of 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	Site covered in bushes, unable to determine		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. Culvert system with trash screen located within site boundary.		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	?	No issues raised		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended to confirm there is sufficient capacity	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	No issues raised		C	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended to confirm there is sufficient capacity	0	
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. No issue was raised in regards the capacity of the mains water supply and the public foul sewer.								

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	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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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	Medical centre, 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 of energy from the waste plant)		N	Proposed development for the site is 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	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							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
		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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of the site													
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.												
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 10 no. dwellinghouses lies to the south west of "Thorney Croft". The site is accessed via an existing private farm access way which serves Low Auctrelure Farm and 7 further dwellinghouses. The site was granted planning permission for 10 no. houses under 08/P/1/0292 however this has not been implemented. Appropriate access can be achieved from the C14w public road by upgrading the existing farm access way, however; this requires the use of 3rd party land outwith the application site. The existing 30mph speed restricted area of Stranraer should be extended to include the site frontage, with provision of footway along the C14w to join with existing footway. Neighbouring site STR.H207 is now being considered for inclusion in the Local Development Plan, as such it may be appropriate to consider this in any future proposals so as not to prejudice future development. 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	Appropriate access can be achieved from the C14w public road by upgrading the existing farm access way, however; this requires the use of 3rd party land out with the application site.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		North facing site				SV	0				0	
Can the site make best use of solar gain		N	Very limited potential for solar gain			SV	0	If possible, 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	Exposed site			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						
		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	N		SV	0		0	
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site							
SEA OVERVIEW	There are no SEA concerns						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment			
		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	Adjacent to residential and medical centre				SV	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	This site is currently allocated in the LDP and within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	There has been no contact from the landowner regarding their intentions to develop the site.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Site ownership and intentions not determined and therefore site considered ineffective. There are no physical constraints to prevent the development.
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP. The planning permission has since lapsed and the effectiveness of the site is unknown as there has been no contact from the landowner. Therefore this is not recommended for inclusion within LDP2.	
OVERALL SEA COMMENT	Minor negative SEA issues in the loss of a greenfield site. Minor positive SEA effects as the site is 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: STR.H2	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 14/P/1/0494 (renewal for erection of 158 units)	
Site name: West Leafield - A			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.H2	
OS Grid Reference (Easting, Northing): 204875, 561037			
Site Size (ha): 3.65	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	0	0	X	+	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	Potential habitat fragmentation due to the loss of a greenfield site and development close to existing woodland and trees which surround proposed site	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 greenfield and woodland within 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 on edge of settlement.		SV	0	Design and layout should consider provision of or links to open space.		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	0-1	Hospitalities	1-5	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:	Sheuchan Primary				Stranraer Academy					
		Remaining capacity:	156				160					
		Distance:	0-1				1-5					
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 and there are footpaths adjacent to the site providing easy access to open space.											

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)	3.1	O	X	Development would involve sealing / loss of previously undeveloped soil.	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	Y	Wetlands noticeable on site.		SV	X	Assessment of flood risk would be 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	Site appears in pluvial SEPA flood maps. Body of water traverses the site. DGC hold reports of flooding in connection with the site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	Please note there is a Combined sewer running through east edge of site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended	0
Is there sufficient capacity for the	PHH	Y	Auchneel WTW has sufficient capacity		C	0	Further investigation such as Flow and Pressure test or	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
development to connect to the mains water supply						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.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
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 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 development for the site is 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	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	Site is located on greenfield land	SV	X		X	
Does the site have existing and potential mineral extraction		N		O	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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						
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.								
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 158 no. dwelling houses lies to the west of the U536w Leafield public road. The site was previously granted planning permission under 08/P/1/0216 which was not implemented. The proposal has been considered for renewal under 14/P/1/0494 however the outcome of this is yet to be determined. The site can be accessed from the U462w Nursery Avenue public road and from "Springbank Road" which is an existing private farm access way and core path which would require to be improved from the junction with Liddesdale Road to a point beyond the development area, including road widening and construction of a new bridge. There is scope to provide further pedestrian and cycle connectivity. It would be appropriate that a Masterplan approach be adopted so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. It would be appropriate that this site be considered alongside the neighbouring STR.H3 and STR.H4. STR.H202 incorporates part of this site and provides a link to site STR.H3. 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 be taken from Nursery Road and development of the site would provide opportunity to improve and expand pedestrian and cycle connectivity.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			The site slopes up a southern hill – North East facing		SV	0		0	
Can the site make best use of solar gain		N	Very limited		SV	0	If possible, 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	Sloping site which may be exposed. If development located on lower levels then residential area and slope of hill may provide some shelter		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	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	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 - Long narrow site adjacent to relatively modern development with no Listed Buildings and not near the conservation area. Runs along the lower contours of Gallow Hill.			
		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			SV	0		0	
PLANNING OVERVIEW	There are no known cultural heritage issues affecting the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting the site.			
		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			SV	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 known landscape issues 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	The site is allocated for residential purposes within the settlement boundary
Have all landowners been identified and have they	Y	The site is currently in dual ownership (DGHP have submitted an app for affordable housing. Ref # STR.H204)

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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agreed to disposal/development of the site								
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.					
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP, currently has planning permission and therefore considered suitable to be carried forward into LDP2. The site is considered to be well related to existing and allocated development and close to local services and facilities. Access to the site is achievable and development would allow for potentially improved pedestrian connections to the settlement. Links to other allocated sites in the LDP should be considered.							
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 may also enable positive benefit to be achieved from solar gain							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H3	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Moorefield			
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 205031, 560569		Existing LDP allocations/ designations: STR.H3	
Site Size (ha): 4.69	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

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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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		N	There are some native hedgerow field boundaries and there is potential habitat fragmentation due to the loss of a greenfield site	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 hedgerows on and within vicinity 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	Y	Development of the site could allow for other sites to become more accessible to open space. Site adjacent to King George Playing Field.			SV	0	Design and layout should consider provision of, or links to, open space.			+
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:	Park				Stranraer Academy					
	Remaining capacity:	194				160					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N				GIS	0				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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	B								
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space. Access to this and surrounding proposed sites could benefit from additional road infrastructure to the west of King George Playing Field								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	U	O	0	The vast majority of site has developed infrastructure in place.	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	This site has received partial infrastructure development through road and street lighting.								
SEA OVERVIEW	No known SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No sign of potential flooding		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 reports of flooding in connection with the site. Historic pluvial flooding issues in connection with 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	There should be a presumption against culverting.	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW		C	0	It appears this site has been given Technical approval as proposed sewers on GIS.	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Auchneel WTW		C	0	It appears this site has been given Technical approval as proposed water mains on GIS.	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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supply									
PLANNING OVERVIEW	DGC hold reports of flooding in connection with the site and Drainage Impact Assessment is required and a Flood Risk Assessment may be required.								
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	Y	Residential, Open Space and Greenfield. No polluting uses nearby	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 development for the site is 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: Site is partially developed greenfield. Roads and lampposts have been in place for a number of years.				
		Greenfield	Y					
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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	The site development had begun with the development of roads and lampposts which are still in place.	SV	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		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
PLANNING OVERVIEW	Site is partially developed with road and street lighting infrastructure and located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and therefore consultations with these authorities will be required prior to development.									
SEA OVERVIEW	No known SEA issues.							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 49 no. dwellinghouses lies between the U462w Nursery Avenue public road and U230w Gallowhill Road public road. The site can be accessed from Gallowhill and Nursery Avenue public road with scope to provide further pedestrian and cycle connectivity. It may be appropriate that the existing 30mph speed restricted area be extended to include the site. Furthermore, road improvements, including widening, may be required to the existing U230w public road. It would be appropriate that a Masterplan approach be adopted so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. It would be appropriate that this site be considered alongside the neighbouring STR.H2. STR.H202 incorporates part of this site and provides a link to site STR.H2. 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	Suitable access arrangements are achievable in respect of the site.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		North East facing sloping site.			SV	0		0	
Can the site make best use of solar gain		N	Limited. Site slopes north east and hill continues to rise to south.		SV	0	If possible, 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 has limited protection from southern winds due to rising southern hill but site is elevated above majority of surrounding housing and open space adjacent and therefore open to northern 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: +	

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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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	N	Garden or Designed Landscape	N		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0	0	
PLANNING OVERVIEW	There are no cultural heritage issues affecting the site							
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting the site.	
			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				N	0	0
Will development of the site be well integrated visually with the existing settlement		Y	If development of neighbouring sites STR.H2, STR.H204 are developed as site currently sits surrounded by greenfield, cemetery and open space (although this is shielded by tree line).			SV	0	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0
PLANNING OVERVIEW	If other surrounding sites are allocated / developed then this site will be considered to be visually integrating with the current settlement							
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	The site is within the settlement boundary and allocated for residential use.
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	

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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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	The site is an allocated housing site in the LDP which has seen road and street lighting infrastructure developed and therefore considered suitable to be carried forward into LDP2. The site is considered to be well related to the existing development and close to local services and facilities and has potential to provide greater connectivity to other adjacent proposed housing sites.							
OVERALL SEA COMMENT	Positive SEA comments. Positive: Some infrastructure works have already been developed, 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: STR.H4	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Springbank			
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 204709, 561333		Existing LDP allocations/ designations: STR.H4	
Site Size (ha): 3.71	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	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		N	Hedgerows on and within vicinity of site and therefore possible that wildlife may be affected through development.	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 hedgerows on and within vicinity 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 is current greenfield on edge of settlement.	SV	0	Design and layout should consider provision of or links to open space.	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	Y								
		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:		Sheuchan Primary				Stranraer Academy				
	Remaining capacity:		156				160				
	Distance:		0-1				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N		GIS	0		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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	B								
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	Development would involve sealing / loss of previously undeveloped soil.	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	Y	Wetlands noticeable on site.		SV	X	Flood Risk 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 adjacent to site. DGC hold reports of flooding in connection with the site. Site appears in pluvial SEPA flood maps.		C	X	Flood Risk Assessment required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	C	0	Please note there is a 315mm Trunk main approx. 60 meters from site boundary 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 Flood Risk Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
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	Y	Greenfield /agricultural	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		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 is greenfield
	Greenfield	Y	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is the site vacant or derelict		N/A	Is it contained within the Vacant and Derelict Land Survey	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	Site is located on greenfield land	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							
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.								
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 74 no. dwellinghouses is accessed from "Springbank Road" which is an existing private farm access way which would require to be improved from the junction with Liddesdale Road to a point beyond the development area, including road widening and construction of a new bridge. A Masterplan approach should be adopted (to include the neighbouring STR.H208, STR.H203 and STR.H201, with potential to link through to STR.H8) so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. 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	Suitable access arrangements are achievable in respect of this site. Consideration for future development of neighbouring sites should be incorporated in design and layout of site.								

CLIMATIC FACTORS

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
What is the site aspect (e.g. N, W, etc.)			Majority of site is flat but rises in the south west section	SV	0		0	
Can the site make best use of solar gain		Y	For the majority of the flat section of the site, the site could make best use of solar gain.	SV	0	If possible, 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	The site is relatively open with prevailing winds from the south being partly sheltered by rising land of the south.	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 - Nearby sites indicate the possibility of prehistoric remains, evaluation would be required, particularly for the western half of the site.		
		Conservation Area	N	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	N		SV	0		0	
PLANNING OVERVIEW	Archaeology evaluation is required prior to development							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting the site.		
		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	Steeper slope on upper area creates logical limit to development along the hillside.	C	0	Partial development with mitigation may be suitable. This boundary needs to be defined and protected. Field area to east should be retained as open space.	0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	Landscape mitigation is required and should be incorporated in the design and layout of proposal.							
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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PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for residential use within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in single ownership.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP, well related to existing and allocated development and close to local services and facilities and therefore considered suitable to be carried forward into LDP2. Consideration for future development of neighbouring sites should be incorporated in design and layout of site.	
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: STR.H5	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Former Garrick Hospital			
Settlement: Stranraer	Current use: Vacant former hospital		
OS Grid Reference (Easting, Northing): 206367, 560446			
Site Size (ha): 0.59	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		N	No loss of habitat connectivity or wildlife corridor	SV	0		0	
PLANNING OVERVIEW	There are no biodiversity issues 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	There is no open space being lost and there is none within the immediate vicinity.			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	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:	Park			Stranraer Academy						
	Remaining capacity:	194			160						
	Distance:	0-1			1-5						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a brownfield site within the settlement and located close to local services.										

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		N	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			SV	0		0
Are there any contaminated soils issues on the site		Y	Site of former hospital.		C	X	Site investigation will be required.	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	Site investigation would be required to determine contamination.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No signs of wetlands		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	Port Rodie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0		0
PLANNING OVERVIEW	There are no water issues affecting this site							

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	There is no SEA issue						SEA SCORE: 0
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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	Y	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		SV	0	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development.	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: Brownfield site being developed would have a positive impact on the site and surrounding area.				
		Greenfield						
Is the site vacant or derelict		V	Is it contained within the Vacant and Derelict Land Survey	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	Redevelopment of brownfield site	SV	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						

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			
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 brownfield land located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of brownfield land 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 18 no. dwellinghouses is comprised of the former Garrick Hospital site. Development was granted planning permission in principle under 11/P/1/0371 which was renewed under 15/P/1/0042. Appropriate access can be achieved from the A77 Edinburgh Road public road, with potential for a pedestrian link to the U415w Clenoch Street. It should be noted that any proposed access which is to be the sole means of 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	Suitable access arrangements are achievable in respect of this site.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat site			SV	0		0		
Can the site make best use of solar gain		Y			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 surrounded by 1.5 – 2 storey units and likely to be protected from prevailing winds		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: Boundary wall and railings should be retained where possible.				
		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	L	N			SV	0		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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opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There are no cultural heritage issues affecting the site								
SEA OVERVIEW	There are no SEA issues.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment: There are no designations affecting the site.		
			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	Site is surrounded by residential units of 1.5-2 storeys.			SV	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 issues 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 allocated for residential use within the 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	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	A brownfield currently allocated in the LDP and considered suitable to be brought forward into LDP2.	
OVERALL SEA COMMENT	Positive SEA comments. Positive: Brownfield site, site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect may also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H6	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Land behind the Coachmans			
Settlement: Stranraer	Current use: Vacant	Existing LDP allocations/ designations: STR.H6	
OS Grid Reference (Easting, Northing): 206123, 560126			
Site Size (ha): 0.66	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		N	Habitat or wildlife may be affected by removal of trees on site.	SV	0	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	Where appropriate, measures should be considered to enhance biodiversity.								
SEA OVERVIEW	There are no known 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 adjoins the St Joseph's Primary School field / open space but is fenced off and does not form apart of it or link to it.	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								
		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:	Park				Stranraer Academy					
	Remaining capacity:	194				160					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N		GIS	0		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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	B								
PLANNING OVERVIEW	This site is located close to local services and there are footpaths adjacent to the site providing easy access to facilities and services.								
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: +		

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		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		Y	A former garage and tank in the east of the site.		C	X	Will require investigation and any necessary remediation before development.	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	Investigation into potential contamination will be required prior to development.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site lies in close proximity of the pluvial SEPA flood maps. DGC hold records of flooding in connection to the site.		C	X	Drainage Impact Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	No comment	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Auchneel WTW has sufficient capacity		C	0	No comment	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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supply									
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development.								
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	Y	School, open space, 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	Proposed development for the site is 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	Y	Comment: Former garage and tank lie to east of site.					
		Greenfield							
Is the site vacant or derelict		V	Is it contained within the Vacant and Derelict Land Survey	O	0	Development would bring this site back into use.	+		
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		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	Development of this site would result in the redevelopment of brownfield land. The site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of a brownfield site would have a positive SEA impact. Consultations on development of these sites would be required for Air Traffic and MoD.							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 9 no. dwellinghouses frontages onto the A718 Lewis Street public road to the east and the U406w Belmont Road public road to the south. Residential development of this site for 4 no. dwellinghouses and 20 no. flatted dwellinghouses was granted outline planning consent under 95/P/1/0058, though a detailed proposal was never put forward. Appropriate visibility can be achieved from the existing point of access from Lewis Street, however it should be noted that junction spacing from the Belmont Road junction is less than desirable. Consideration should be given to pedestrian linkage to Belmont Road. 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 is achievable from Lewis Street although consideration must be given to the issues relating to the Belmont Road junction spacing.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Relatively flat site			SV	0		0		
Can the site make best use of solar gain		N	The site offers opportunity for south facing development however mature trees to the east will restrict light			SV	X	Siting and design of buildings to take account of solar orientation and position of trees		+
Is the site protected from prevailing winds		Y	Sites can be partially protected from the prevailing winds by the tree cover and buildings.			SV	0		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				
		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	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			SV	0		0
PLANNING OVERVIEW	There are no known cultural heritage issues affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: No comment		
		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			SV	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 issues affecting the 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	The site is located in the LDP settlement boundary and is an allocated site
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		
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 currently allocated for housing in the LDP and considered suitable to be carried forward into LDP2. Development would result in the redevelopment of brownfield land and is considered to be well related to existing and allocated development and close to local services and facilities	
OVERALL SEA COMMENT	Positive SEA comments. Positive: Brownfield site, 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: STR.H7	Source of site suggestion: Landowner (2015)	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: East of Glebe Cemetery			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.H7	
OS Grid Reference (Easting, Northing): 205176, 560183			
Site Size (ha): 3.14	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

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: There are no designations affecting this site.										
Are there any known invasive species within the site		N				GIS & C	0			0
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Wildlife in trees and hedgerows may be affected by development of the site.			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 hedgerows on and within vicinity 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	Y	Development of site may be able to provide access links to surrounding open space			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	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:		Park Primary				Stranraer Academy					
	Remaining capacity:		194				160					
	Distance:		0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N				GIS	0				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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	B								
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of 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	None visible		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. Culverted system with trash screen within close proximity of 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	Port Rodie WwTW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						recommended.			
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 the site and therefore a Drainage Impact Assessment is required and Flood Risk Assessment may be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
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	Y	Cemetery, housing, 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		SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: Loss of greenfield would have a negative SEA impact				
		Greenfield	Y					
Is the site vacant or derelict			Is it contained within the Vacant and Derelict Land Survey	SV	0		0	
Will development of the site minimise		N	Loss of greenfield	SV	X		X	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources								
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					
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 63 no. dwellinghouses lies to the south west of the U508w Smithy Road, adjacent to Glebe Cemetery. The site frontages the C14w public road. The site can be accessed from the C14w, with potential to form further access to Smithy Road. It would be appropriate that the existing 30mph speed restricted area be extended to incorporate the site, with footway provision along the C14w to link with the existing footway. 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	Suitable access arrangements are achievable in respect of this site.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Gentle north east facing slope.		SV	0		0
Can the site make best use of solar gain		Y	Possibly, though there is a line of trees on the south boundary.		SV	0	The layout and design should incorporate where possible, solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	
Is the site protected from prevailing winds		N	Limited protection. Site is on a north east facing hill opposite housing and a line of trees to south west but the		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with	

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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			site is relatively open.			policies OP1f and OP2.			
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	No comments		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	There are no known cultural heritage issues affecting this site.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment		
			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	Gentle sloping site slightly above existing settlement. Distinct from agricultural land above due to change in gradient and old lane.			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 issues 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 allocated for residential use within the settlement boundary.					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.					
OVERALL PLANNING COMMENT			This site is an allocated housing site in the current LDP and is considered to be well related to existing and allocated development and close to local services and facilities.					
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: STR.H8	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Leswalt Road			
Settlement: Stranraer	Current use:		
OS Grid Reference (Easting, Northing): 204490, 561917		Existing LDP allocations/ designations:	
Site Size (ha): 5.07	Proposed use:	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: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	There are hedgerows and trees surrounding the edge of this land.		SV	0	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.		0
PLANNING OVERVIEW	There are hedgerows and trees located at the edge of land and therefore measures to enhance biodiversity should be considered.							
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		SV	0		0				
		Distance (km)	0-1	Comment:							
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								
		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	1-5	Hospitalities	1-5	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:	Sheucan		Stranraer							
	Remaining capacity:	156		160							
	Distance:	1-5		1-5							
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, 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)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		?	Site is adjacent to landfill		C	X	Site would require investigation to ensure that it is suitable for use, including ground gas assessment.	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	Site is located on Prime Agricultural Land. Site is adjacent to landfill and will require investigation to that it is suitable for use.							
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	None visible at time of 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 reports of flooding in connection to the site. Site within close proximity of existing FPS.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Port Rodies WwTW outwith zone		C	0	Further investigation may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel 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 Flood Risk Assessment would be required prior to development. There is sufficient capacity for the development to connect to the mains water supply but the site is outwith the Port Rodie WwTW zone so investigation into connecting this site is required							

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	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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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		Residential, 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	Proposal is for a residential site	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		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							
Are there any of the following servicing constraints that impact on the development		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
		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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of the site													
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities would be required prior to development.												
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 35 no. dwellinghouses frontages the A718 Leswalt Road public road, to the east of Mayfield Avenue (U453w). It may be appropriate that a Masterplan approach be adopted (to include the neighbouring STR.H201, STR.H203 and STR.H208, with potential to link through to STR.H4) so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. Development of this site would require the existing speed restricted area to be extended and possibly reduced. It would be appropriate that a footway be provided along the A718 to join the existing footway. Access to the A718 can be achieved, however; it would be appropriate that future development of the proposed STR.H204 and STR.H210 sites opposite be considered in relation to junction spacing. 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 from the A718 can be achieved but development of access to this site should also consider alongside development of STR.H204 opposite. Development of road layout should also consider future development southern adjoining sites referenced STR.H201 and STR.H203.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Site is predominantly south facing				SV	0				0	
Can the site make best use of solar gain		Y	Site is facing southwards and could make use of solar gain			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	Surrounding environment open and exposed			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques										SEA SCORE: +	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Close to site of early Christian cross, possibility of prehistoric remains due to proximity of prehistoric settlement, evaluation will be required.						
		Conservation Area	N	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	Y		SV	0		0	
PLANNING OVERVIEW	Evaluation will be required prior to development due to proximity of site to early Christian cross							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSA TPOs	N N	Comment			
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				Site contains hedgerows	SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y				Mostly level site on edge of settlement, defined by hedgerows. Logical extension to existing development	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 located on the western boundary of settlement and defined by hedgerows so development would need to be defined / protected.								
SEA OVERVIEW	Provided definition / protection of boundaries are provided, there are no SEA concerns						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 use within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in single ownership.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP and it is proposed to carry this allocation forward into LDP2. Access to the site should be considered along with possible junction creation / improvements with site STR.H204. Consideration will also need to be provided for access at potential future developments of adjoin fields referenced STR.H201 and STR.H203.	
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: STR.B&I1	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Blackparks Industrial Estate			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.B&I1	
OS Grid Reference (Easting, Northing): 206960, 560157			
Site Size (ha): 6.73	Proposed use: Business and Industry	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	X	X	+	+/x	0

Scoring Guidance

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

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

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		Y								
Comments: Ancient/semi-natural woodland adjoins the eastern boundary of site												
Are there any known invasive species within the site		N				GIS & C	0				0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	The site adjoins an ancient/semi natural woodland to the east which itself links to open space / woodland to the north via a footbridge and therefore wildlife habitats and corridors may be at risk.			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 is no woodland within the site but an area of ancient woodland to the eastern boundary of the site.											
SEA OVERVIEW	Careful consideration of design and planting could help create new habitats within this development, connecting to existing woodland on the edge of the site, enhancing the environment								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	Although the site is publicly accessible it does not form an open space function			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	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	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:		n/a				n/a					
	Remaining capacity:											
	Distance:											
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 located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space. New businesses would also provide additional employment opportunities in the area.											
SEA OVERVIEW	The site is well located to local services and development would also improve access to employment opportunities 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)	2	O	X	Prime agricultural land covers the majority of site and mitigation is unlikely	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			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		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	Port Rodie WwTW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel 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	Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
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	Y	The site forms a larger area predominantly in business and industry.	SV	X		X		
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)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development. A noise assessment may be required and any measures identified should be implemented.	0		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

MATERIAL ASSETS								
Is the site.....		Brownfield	N	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	This is a greenfield and there are no existing structures to reuse on the site.	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		n/a						

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate				Post mitigation score	Consultation required
facilities comply with the locational criteria 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-West Freugh	Carlisle Airport	N	Coal Authority	N	HSE	Y-H1355		
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic 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. Consultations on development of these sites would be required for Air Traffic and MoD.										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 lies to the north of the C54w Commerce Road public road and east of the U516w Fountain Way public road. The site should be served by way of an extension to Fountain Way which should link back to Commerce Road to the south. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.											
PLANNING OVERVIEW	Access to the site is achievable and served by way of extension to Fountain Way which should link back to Commerce Road.													

CLIMATIC FACTORS														
What is the site aspect (e.g. N, W, etc.)			This is a generally flat site				SV	0					0	
Can the site make best use of solar gain		Y	Due to its southern aspect the use of solar gain could be used to great effect				SV	0	The layout should ensure solar gain.				+	
Is the site protected from prevailing winds		Y	There is a wooded area to the east of the site which may provide some protection but site is relatively open.				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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time													
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 - Nearby sites indicate the possibility of prehistoric remains, evaluation would be required. HES - south eastern close to boundary of Culhorn Non-Inventory							
			Conservation Area	N	Inventory of Historic Battlefield	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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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	Y	Designed Landscape which should be taken into account in the design and layout of buildings and boundary treatments.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Possibly	SV	0	Access to Culhorn Non-Inventory Designed Landscape could be taken into account in the design and layout of buildings and boundary treatments.	+		
PLANNING OVERVIEW	There is the possibility of prehistoric remains in nearby sites and evaluation would be required prior to development. Culhorn Non-Inventory Designed Landscape is close to site boundary and should be taken into account.								
SEA OVERVIEW	Evaluation of nearby prehistoric remains would be required prior to development of site. The design and layout of proposed development could consider the Culhorn Non-Inventory Designed Landscape.						SEA SCORE: +/x		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment: There are no designations affecting the site.			
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	This is a flat, grassed site with little vegetation or landscape features	SV	0		0		
Will development of the site be well integrated visually with the existing settlement		Y	Woodland shelterbelt to east provides access to and screening from the wider countryside.	C	+	This feature should be retained with an adequate setback for any development within this site.	+		
Are there any locally attractive views that will be impacted by development of the site		N	The site is located away from any existing residential or planned development sites.	SV	0		0		
PLANNING OVERVIEW	The site is located on the edge of the town and is part of a wider area used for industrial and business purposes. Development in this location would not adversely impact on the wider landscape.								
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	The site is allocated for business and industry 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 the development and the majority of the site would be expected to come forward for development during the plan period.

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 PLANNING COMMENT	The site is currently allocated for business and industry land in the LDP and well related to other business uses in the locality and is being recommended for inclusion in LDP2. Access to the site is achievable and served by way of extension to Fountain Way which should link back to Commerce Road. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time. Consultations on development of these sites would be required for Air Traffic and MoD. There is the possibility of prehistoric remains in nearby sites and evaluation would be required prior to development.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land, adjacent to established business and industry land. Positive: site is within walking distance of some 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. Access could be improved to Culhorn Non-Inventory Designed Landscape.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.B&I2	Source of site suggestion: Landowner (LDP1)	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 13/P/1/0245 (underground pipeline for Caledonian Cheese Company)	
Site name: Clashmahew			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.B&I2	
OS Grid Reference (Easting, Northing): 206451, 559348			
Site Size (ha): 9.82	Proposed use: Business and Industry	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	X	X	+	+	0

Scoring Guidance

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

Legends

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)		

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

BIODIVERSITY, FAUNA AND FLORA												
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)		SACs	N	LNR	N	SPAs	N	SSSIs	N			
		NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N			
		RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N			
		Ancient/semi-natural woodland			N							
Comments: There are no designations affecting this site.												
Are there any known invasive species within the site		N			GIS & C	0			0			
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	No loss of habitat connectivity or wildlife corridor		SV	0			0			
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site											
SEA OVERVIEW	There are no known 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	Although the site is publicly accessible it does not form an open space function	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	1-5	Sports facilities	1-5	Hospitalities	1-5	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:		n/a				n/a					
	Remaining capacity:											
	Distance:											
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 located reasonably close to some local services. New businesses would also provide additional employment opportunities in the area.											
SEA OVERVIEW	The site is relatively well located to local services and development would also improve access to employment opportunities resulting in positive SEA impacts								SEA SCORE: +			

SOILS

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	Development would involve sealing / loss of previously undeveloped soil.	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. Former railway transects site.		C	0	Garden ground adjacent to railway may require soil sampling to make sure suitable for use.	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		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood fluvial SEPA flood maps. Site appears in pluvial SEPA flood maps. Body of water adjacent to site. Upstream infrastructure may have bearing on 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	Port Rodie WwTW has sufficient capacity		C	0	Please note there is a Combined sewer and surface water sewer within site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing 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 a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
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	Y	Business and Industry. Residential to west across Stoneykirk Road	SV	X		X		
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)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential. A noise assessment may be required and any measures identified should be implemented.	0		
PLANNING OVERVIEW	The site forms part of a wider area used for industrial and business purposes and development is likely to be for similar uses. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.								
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X		

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	There are no existing structures to reuse on the site.	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			O	0		0		
Do sites for potential waste management		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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facilities comply with the locational criteria 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-West Freugh	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic 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. Consultations on development of these sites would be required for Air Traffic and MoD.								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 lies to the east of the A77 Stoneycirk Road public road and south of the C54w Commerce Road public road. A traffic assessment would be required to determine appropriate means of access to this site. It may be appropriate that the existing 30mph speed restricted area be extended to include the site. Consideration should be given to pedestrian and cycle access and public transport. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	A traffic assessment would be required to determine appropriate means to access the site.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)			Flat site to south of settlements			SV	0				0	
Can the site make best use of solar gain		N	Possibly, due to open nature of site			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	B&I area to north east but single storey housing to west and open fields to south.			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. This is a large site that once developed could generate a large number of traffic movements which is unknown at the current time											
SEA OVERVIEW	The positive SEA impacts gained through solar gain and sustainable construction techniques could balance out the possible negative SEA issues created as a result of a large number of traffic movements								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: Site bisected by route of former railway. Mitigation through recording would be required.					
		Conservation Area	N	Inventory of Historic Battlefield	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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		World Heritage Site Archaeological site	Y	Inventory & Non-Inventory Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0	
PLANNING OVERVIEW	Former railway runs through the western section of the site.								
SEA OVERVIEW	Recording of any features found in investigation would provide a positive outcome from potential proposed development of the site.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting the site.			
		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		This is a flat, grassed site with little vegetation or landscape features.	SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y		Partial development with mitigation may be required.	C	X	Retain line of disused railway as it separates and defines land uses. NB disused gasworks to North is dominant issue – screen or mitigate – access via this site and industrial estate better than across railway embankment.	0	
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0	
PLANNING OVERVIEW	The site is located on the edge of the town and is part of a wider area used for industrial and business purposes. Development in this location would not adversely impact on the wider landscape. Proposals to develop site should retain line of disused railway. Access via the disused gasworks to the North of site better than across railway embankment.								
SEA OVERVIEW	Former railway embankment should be retained.						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 business and industry 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 the development and the majority of the site would be expected to come forward for development during the plan period.

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 PLANNING COMMENT	This site is allocated in the LDP and is being recommended for inclusion within LDP2. A traffic assessment would be required to determine appropriate means to access the site but access via the disused gas works to the north should be considered. Former railway embankment should be retained.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land, adjacent to established business and industry land. Positive: site is within walking distance of some 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: STR.B&I3	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Railway Yard			
Settlement: Stranraer	Current use: Former Railway Yard	Existing LDP allocations/ designations: STR.B&I3	
OS Grid Reference (Easting, Northing): 206786, 560483			
Site Size (ha): 3.38	Proposed use: Business and Industry	HMA: STR	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	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)		

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

BIODIVERSITY, FAUNA AND FLORA											
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)		SACs	N	LNR	N	SPAs	N	SSSIs	N		
		NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N		
		RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N		
		Ancient/semi-natural woodland			N						
Comments: There are no designations affecting this site.											
Are there any known invasive species within the site		N				GIS & C	0				0
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	No loss of habitat connectivity or wildlife corridor			SV	0				0
PLANNING OVERVIEW	There are no known biodiversity issues affecting this site										
SEA OVERVIEW	There are no known 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	Although the site is publicly accessible it does not form an open space function			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	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:	N/A				N/A					
	Capacity:										
Distance:											
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 located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space. New businesses would also provide additional employment opportunities in the area.										
SEA OVERVIEW	The site is well located to local services and development would also improve access to employment opportunities resulting in positive SEA impacts									SEA SCORE: +	

SOILS											
Will development of the site result in the		N	Soil classification	Urban	O	0				0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
loss of the best quality agricultural land			(The James Hutton Institute)						
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		Y	Site of former railway yard	C	X	Necessary remediation will be required before redevelopment.	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	Site is former railway yard and therefore remediation will be required prior to development.								
SEA OVERVIEW	Provided all the necessary remediation measures are implemented there should be 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 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	Site appears in medium likelihood fluvial SEPA flood maps. Site appears in pluvial SEPA flood maps. DGC hold records of flooding in connection to the site.	C	X	Flood Risk Assessment required.	0		
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0		0		
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	C	0	Please note there is a Combined sewer along west edge of site.	0		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	C	0		0		
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. There is sufficient capacity for the development to connect to the public foul sewer and the mains water supply.								
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		N	There are no AQMA at present in the region	C	0		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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Management Area (AQMA) or result in the designation of a new AQMA								
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	The site is surrounded by residential, business and industry, greenfield and open space.	SV	X		X	
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)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential area to the north. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	The site is currently partly brownfield land and part car salvage yard. The site is adjacent another allocated B&I site as well as an established B&I. Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties.							
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X	

MATERIAL ASSETS											
Is the site.....		Brownfield	Y	Comment: Brownfield Site							
		Greenfield									
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		N	O	+	Part car parts yard, part disused railway. Development would bring this derelict site back into use.		+	
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	There are former railway sections remaining on site.			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	
		Comment									
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 brownfield land located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of a brownfield land would have a positive SEA impact. Consultations on development of these sites would be required for Air Traffic and MoD.						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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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 lies to the east of the A77 Station Street / Edinburgh Road public road. This brownfield site is comprised of a former railway yard with existing access from the Station Street / Edinburgh Road with scrap yard to the north of the site served by a further existing access from Station Street. It is understood that there are 2 no. burns in the vicinity of the site which are susceptible to flooding, as such any development of this site should pay careful consideration to SUDs and flood management, the Council's FRMT should be consulted on any proposals. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	The site is currently accessed via Station Street / Edinburgh Road.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)			This is a generally flat site.	SV	0		0	
Can the site make best use of solar gain		Y	Possibly, due to open nature of site and surrounding land to east and south.	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	Yes, partly. There are trees lining the adjoining railway to east and 1.5 storey residential to west and north however the site is vulnerable to southern 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 can 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 - Former railway engine shed still upstanding. May have some residual historic railway structures worthy of reuse, recording and/or interpretation.		
		Conservation Area	N	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	N		SV	0	Development could make use of former railway engine shed though there is no designated protection.	0	
PLANNING OVERVIEW	Former railway engine shed still upstanding and potential reuse should be considered as part of any development proposal.							
SEA OVERVIEW	Recording of the former railway engine shed should be undertaken prior to development.						SEA SCORE: 0	

LANDSCAPE

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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Is the site within or adjoining any of the following			NSAs N Wild Land N	RSA N TPO N	Comment: There are no designations affecting the site.			
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	Partially. Most of site is screened by trees and other uses. Former railway yard can be seen from A77. Site is suitable for industrial development. Site dominated by previous use as railway marshalling yard. Distinct from both adjacent housing and agricultural land.		SV	X	Screening could be extended along A77 frontage.	0
Are there any locally attractive views that will be impacted by development of the site		N			SV	0		0
PLANNING OVERVIEW	Site is distinct from the surrounding mixed uses and the railway line adjoins the eastern boundary. Subject to suitable screening along the A77 development in this location would not adversely impact on the wider landscape.							
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	The site is allocated for business and industry purposes within the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site		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 is site currently allocated in the LDP and it is proposed to carry this forward into LDP2. This brownfield site located close to other business uses and town centre.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: impacts from existing and any possibly new uses within an industrial area. Positive: reuse of brownfield land, 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: STR.MU1	Source of site suggestion: Landowner /DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Stranraer Waterfront			
Settlement: Stranraer	Current use: Former ferry terminal, car park, train station	Existing LDP allocations/ designations: STR.MU1	
OS Grid Reference (Easting, Northing): 205733, 561206			
Site Size (ha): 13.17	Proposed use: Mixed Use	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	Y
	Ancient/semi-natural woodland		N					
Comments: Adjacent Loch Ryan Marine consultation zone								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	No comment on the loss of habitat connectivity or wildlife corridor provided	SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issues affecting this site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	Y	Open space is currently located adjacent to site			SV	0	Design and layout could improve links			+
		Distance (km)	O								
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	Y								
		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:	Park				Stranraer Academy					
	Remaining capacity:	194				160					
	Distance:	0-1				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 and there are footpaths adjacent to the site providing easy access to open space.										

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		N	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)		?	Possibly		SV	0		0
Are there any contaminated soils issues on the site		Y	Previous site investigations have shown contamination in areas of gasworks and East Pier		C	X	Remediation will be required.	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	Site contains areas where contamination is evident and therefore remediation is required prior to development. Due to location of site being adjacent to coast there is the possibility of coastal erosion.							
SEA OVERVIEW	Provided all the necessary remediation measures are implemented there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in medium likelihood coastal SEPA flood maps. DGC hold reports of flooding in connection with the site. Coastal impacts i.e. wave overtopping, are evident at the site.		C	X	DGC Coastal/Waterfront Flood Risk Assessment is currently under review.	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	Please note there is a Combined sewer and surface water sewer within site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	"Please note there is a Combined sewer and surface water sewer within site. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the	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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						Pre-Development Enquiry process is strongly recommended.		
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel 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 Flood Risk Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
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	Y	Residential, retail, open space	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)		Y	Possibly, depending on proposals	SV	X		0	
PLANNING OVERVIEW	A number of use types will likely be developed on this site but anticipated to have only limited increase in air emissions							
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: Returning vacant land back into use would have a positive SEA impact. Part of site is in use for a number of uses such as parking/ rail terminal					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	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		?	Unknown	SV	?		?		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
materials/resources								
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
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 brownfield land located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a brownfield land would have a positive SEA impact. Consultations on development of these sites would be required for Air Traffic and MoD.						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 mixed used site comprises 165 no. units allocated to housing, retail and recreation. Development of this site should be in accordance with the Stranraer Waterfront Urban Design Strategy & Masterplan. Any development of this proposed site should be accessed in accordance with the relevant Dumfries and Galloway Councils standard with parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	Access to the site is achievable and served by the A717 and A718								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Flat		SV	0		0	
Can the site make best use of solar gain		Y	Large flat site could be designed to make use of solar gain.	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 exposed	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							

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	Positive SEA impacts can be gained through solar gain and sustainable construction techniques.						SEA SCORE: +
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CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	Y	Scheduled Monuments	N	Comment: Arch - A number of historic built environment assets exist within the site, relating to the old harbour. HBE - Majority of the site is within Stranraer Conservation Area and affects the setting of a number of Listed Buildings. Very careful consideration should be given to ensure design keeps historic linkages and views and uses do not draw trade away from historic town centre streets.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N			
		Archaeological site						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Site contains part of the Stranraer Conservation Area and neighbours Town Centres.	SV	0	Design and layout offers potential to improve links and access to Town Centre.	+	
PLANNING OVERVIEW	Consideration of the listed buildings and conservation area will need to be considered in the design and layout of proposals.							
SEA OVERVIEW	Design and layout offers potential to improve pedestrian links to town centre which could have a positive SEA impact						SEA SCORE: +	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment		
		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	Key opportunity for regeneration post relocation of ferry port. Highly visible 'flagship' site which dominates Stranraer waterfront and upper Loch Ryan.			C	0	0
Are there any locally attractive views that will be impacted by development of the site		Y	Development may impact views over Loch Ryan			C	X	0
PLANNING OVERVIEW	Development could have a positive impact on the town as a whole by regenerating the former waterfront but it will require careful design.							
SEA OVERVIEW	There are no SEA issues subject to careful design of development.						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	Site is allocated for mixed use within the settlement boundary.					
Have all landowners been identified and have they agreed to disposal/development of the site		Y	The site is in multiple ownership.					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	Due to scale of the development and the land being in multiple ownership it is considered possible that part of the site is delivered during the plan period but completion of entire site unrealistic.					
OVERALL PLANNING COMMENT	This site is currently allocated in the LDP and it is proposed to carry this forward into LDP2 as a mixed use site. Development of the waterfront could have a positive impact on the adjacent town centres and the region. The site is considered to be well related to existing and allocated development and close to local services and facilities.							
OVERALL SEA COMMENT	Positive SEA comments. Positive: Brownfield site, 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. Design and layout offers potential to improve links and access to Town Centre.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Springbank, east of Spirrey			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 204409, 561761			
Site Size (ha): 10.63	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

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 & C	0			0
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Hedgerows on edge of site and therefore possible that wildlife may be affected through development.			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 hedgerows on and within vicinity 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				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								
			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	1-5	Hospitalities	1-5	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:		Sheucan				Stranraer					
	Remaining capacity:		156				160					
	Distance:		1-5				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N				GIS	0			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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	B								
PLANNING OVERVIEW	This site is located reasonably close to some local services								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N			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	None visible 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 reports of flooding in connection to the site. Site within close proximity of existing FPS.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	There should be a presumption against culverting.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	Please note there is a Rising main within site boundary	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Auchneel WTW has sufficient capacity		C	0	Please note there is a 12" Trunk main along North edge of site	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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supply								
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. There is sufficient capacity for the development to connect to the mains water supply and wastewater treatment works. There is a rising main within the boundary and a 12" trunk main along the north edge of site.							
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	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		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	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	Loss of greenfield	SV	X		X	
Does the site have existing and potential mineral extraction		N		SV	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		SV & GIS	0		0	
Do sites for potential waste management		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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facilities comply with the locational criteria 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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities would be required prior to development.							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies to the south of the A718 Leswalt Road public road, south of site STR.H8. Without the development of STR.H8 or other neighbouring sites, the only potential access to this site is via the U453w Mayfield Avenue public road. This would not be considered appropriate as a sole means of access for a development of this size; however would provide potential for an EVA and/or pedestrian and cycle links. Given the nature of the site remote from the A718 it would be appropriate that a Masterplan approach be adopted incorporating the adjacent sites so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. As well as linking to STR.H8, this site should be considered alongside STR.H203 and STR.H208. Extending a materplan to include site STR.H4 may allow a through route to be provided. 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 should be achieved via access through STR.H8.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Flat northern section but rises towards the south.		SV	0		0
Can the site make best use of solar gain		Y	Likely, due to open nature of the site.		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	Open field and quite exposed		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +	

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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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 - Site of cross (now in Stranraer Museum) in eastern part of site. Possibility of prehistoric remains based on topography and known adjacent sites. Evaluation will be required. HBE - Any development in this area of sloping land where sporadic farm-steadings have retained long views inland and towards the sea should be designed so as not to spoil the wider setting of the settlement of Stranraer. Small parts of this and nearby sites close to existing development might be acceptable with very careful layout and design.		
			Conservation Area	N	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			SV	0	Recording of any features found in evaluation	0	
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required.								
SEA OVERVIEW	Provided that any archaeological features are evaluated / mitigated and any finds recorded there would be no further SEA concerns.						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment		
			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		Y	Sloping site defined by hedgerows and gorse coverts.			C	0		0
Will development of the site be well integrated visually with the existing settlement		N	Upper slopes not considered suitable for development.			C	X	Keep development to lower slopes	0
Are there any locally attractive views that will be impacted by development of the site		Y	Upper 2/3rds of site is defined by steeper bank and overlooks loch. It has strong rural/agricultural character			C	0	Upper 2/3rds of site should be protected from development.	0
PLANNING OVERVIEW	Partial Development with mitigation. Development of upper slopes considered unsuitable for development and therefore land on lower slopes and considered to be associated with STR.H8.								
SEA OVERVIEW	Development of lower slopes would not result in SEA concerns						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is adjacent to the settlement boundary.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		N	The site relies on the development of other sites to allow access before it can be developed and therefore unlikely this site could be developed in the LDP timeframe					
OVERALL PLANNING COMMENT			This site is not being recommended for inclusion within LDP2. This is one of a number of sites that have been submitted for consideration to the west of the town. In isolation this would not form a logical extension to the town as it surrounded by open fields and there are other sites considered more suitable in terms of providing pedestrian and transport links to the town centre. The site could be developed along with STR.H8 and STR.H203 as this would allow for access to these sites. Combining these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop they are not required to meet housing land requirements at this time. A number of other sites have been included for development that is considered to provide a more appropriate pattern of development and expansion of the town at this time.					
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: STR.H202	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 14/P/1/0494 (renewal for erection of 158 units)	
Site name: West Leafield - B			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations: STR.H2	
OS Grid Reference (Easting, Northing): 204948, 560758			
Site Size (ha): 1.13	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

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: There are no designations affecting this site.									
Are there any known invasive species within the site		N			GIS & C	0			0
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Connectivity to green fields and woodland to the South West may be affected.		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	Greenfield and woodlands may be affected by development and therefore where appropriate, 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 is current greenfield on edge of settlement.			SV	0	Design and layout should consider provision of or links to open space.			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	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:		Sheuchan Primary			Stranraer Academy					
		Remaining capacity:		156			160					
		Distance:		0-1			1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				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	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X	Development would involve sealing / loss of previously undeveloped soil.	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 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	Site appears in pluvial SEPA flood maps. Body of water traverses the site. DGC hold reports of flooding in connection with the site.		C	X	Flood Risk Assessment required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0		0	
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development.								

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	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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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 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		SV	0	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Loss of greenfield would have a negative SEA impact					
		Greenfield	Y						
Is the site vacant or derelict		N/A	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			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		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N
		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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of the site													
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.												
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 158 no. dwellinghouses lies to the west of the U536w Leafield public road. The site was previously granted planning permission under 08/P/1/0216 which was not implemented. The proposal has been considered for renewal under 14/P/1/0494 however the outcome of this is yet to be determined. The site can be accessed from the U462w Nursery Avenue public road and from "Springbank Road" which is an existing private farm access way and core path which would require to be improved from the junction with Liddesdale Road to a point beyond the development area, including road widening and construction of a new bridge. There is scope to provide further pedestrian and cycle connectivity. It would be appropriate that a Masterplan approach be adopted so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. It would be appropriate that this site be considered alongside the neighbouring STR.H3 and STR.H4. STR.H202 incorporates part of this site and provides a link to site STR.H3. 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 be taken from Nursery Road and development of the site would provide opportunity to improve and expand pedestrian and cycle connectivity.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		The site slopes up hill – North East facing				SV	0				0	
Can the site make best use of solar gain		N	limited			SV	0	If possible, 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	Sloping site which may be exposed. If development located on lower levels then residential area and slope of hill may provide some shelter			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: HBE - Long narrow site adjacent to relatively modern development with no Listed Buildings and not near the conservation area. Runs along the lower contours of Gallow Hill.						
		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	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			SV	0		0
PLANNING OVERVIEW	There are no known cultural heritage issues affecting the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment: There are no designations affecting the site.		
		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			SV	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 known landscape issues 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	The site is allocated for residential purposes within the settlement boundary and forms part of STR.H2: West Leafield.
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in dual 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 forms part of allocated housing site STR.H2 in the current LDP which currently has planning permission and therefore considered suitable to be carried forward into LDP2. The site is considered to be well related to existing and allocated development and close to local services and facilities. Access to the site is achievable and development would allow for potentially improved pedestrian connections to the settlement.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: Loss of greenfield and prime agricultural land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect may also enable positive benefit to be achieved from solar gain.	

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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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H203	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Liddesdale House			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 204703, 561524			
Site Size (ha): 5.61	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

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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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		N	No loss of habitat connectivity or wildlife corridor	SV	0		0	
PLANNING OVERVIEW	There are no issues related to 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	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	1-5	Hospitalities	1-5	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:	Sheucan				Stranraer					
	Remaining capacity:	156				160					
	Distance:	1-5				1-5					
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, provides options for active travel and development would also support local facilities and							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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services resulting in positive SEA 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)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N			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	None visible 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	Site appears in pluvial SEPA flood maps. Body of water adjacent to site. DGC hold reports of flooding in connection to the site. Site within close proximity of existing FPS.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	There should be a presumption against culverting.	0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	Please note there is a Rising main within site boundary	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0	Please note there is a 12" Trunk main along North edge of site	0
PLANNING OVERVIEW	There is evidence of flooding connected to the site and a Flood Risk Assessment would be required prior to development. There is sufficient capacity for the development to connect to the mains water supply and wastewater treatment works. There is a rising main within the boundary and a 12" trunk main along north edge of site.							

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	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0
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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		Greenfields, 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	The proposed use of the site is 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		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	Development of this site would result in the loss of a greenfield land										
SEA OVERVIEW	The loss of greenfield land would be 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 lies to the south west of the U453w Mayfield Avenue public road. This site is landlocked and cannot be accessed without development of neighbouring sites. Given the nature of the site remote from any public road it would be appropriate that a Masterplan approach be adopted incorporating the adjacent sites so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. The masterplan should include sites STR.H8, STR.H201, STR.H208 and STR.H4 to allow access and potential for a through route. 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	Site is landlocked and requires development of neighbouring sites to access.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat northern section but rises towards the south.			SV	0			0	
Can the site make best use of solar gain		Y	Likely, due to open nature of the site.			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	Open field and quite exposed.			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.									
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques								SEA SCORE: +	

CULTURAL HERITAGE										
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Close to site of early Christian cross, possibility of prehistoric remains due to proximity of prehistoric settlement, evaluation will be required. HBE - On edge of existing development but topography should be respected and views above and out from existing housing developments should be carefully considered.				
		Conservation Area	N	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	Y		SV	0	Recording of any features found in evaluation	0		
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE											
Is the site within or adjoining any of the following		NSAs		RSAs		Comment					
		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				Site occupies lower portion of site assessed previously and avoids steeper more sensitive upper slopes (site H208)	C	0	Suitable for development with mitigation (reinforce western boundary with hedgerow and tree planting).	0	
Will development of the site be well integrated visually with the existing settlement		Y					C	0		0	
Are there any locally attractive views that will be impacted by development of the site		N					C	0		0	
PLANNING OVERVIEW	There are no landscape issues affecting this site so long as development is kept to lower part of site.										
SEA OVERVIEW	There are no SEA concerns								SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is adjacent to 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	N	The site relies on the development of other sites to allow access before it can be developed and therefore unlikely this site could be developed in the LDP timeframe.
OVERALL PLANNING COMMENT	This site is not being recommended for inclusion within LDP2. This is one of a number of sites that have been submitted for consideration to the west of the town. In isolation this would not form a logical extension to the town as access is required through open fields and as such there are other sites considered more suitable in terms of providing pedestrian and transport links to the town centre. The site could be developed along with STR.H4, STR.H8 and STR.H201 as this would allow for access to these sites. Combining these sites would form a large extension to the town and although the majority of these sites may be technically possible to develop they are not required to meet housing land requirements at this time. A number of other sites have been included for	

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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	development that are considered to provide a more appropriate pattern of development and expansion of the town at this time.							
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: STR.H204	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Land at Laigh Auchneil			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 204476, 562105			
Site Size (ha): 2.52	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

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: There are no designations affecting this site.									
Are there any known invasive species within the site		N		GIS & C	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	There are some native hedgerow field boundaries and there is potential habitat fragmentation due to the loss of a greenfield site	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 hedgerows on and within vicinity 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	Unless open space developed on site, site would require creation of path along Leswalt Road to join current pathway to reach nearby Open Space on coastline.		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	Cycle path	N							
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	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:	Sheuchan				Stranraer				
	Remaining capacity:	156				160				
	Distance:	1-5				1-5				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N		GIS	0		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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	B								
PLANNING OVERVIEW	This site is located reasonably close to some local services but pathways would be required to link to open space.								
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: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of 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 wetlands visible		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	Port Rodie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Auchneel WTW has sufficient capacity		C	0		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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supply									
PLANNING OVERVIEW	There are no water issues affecting the site.								
SEA OVERVIEW	There are 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	Y	Residential, 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 site	SV	0		0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Loss of greenfield would have a negative SEA impact					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield		SV	X		X	
Does the site have existing and potential mineral extraction		N			O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, 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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.							SEA SCORE: X			

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed frontages on to the A718 public road, west of Larg Avenue (U448w). It may be appropriate that a Masterplan approach be adopted to include the neighbouring STR.H210 so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. Development of this site would require the existing speed restricted area to be extended and possibly reduced. It would be appropriate that a footway be provided along the A718 to join the existing footway. Access to the A718 can be achieved, however; it would be appropriate that future development of the proposed STR.H8 site opposite be considered in relation to junction spacing. 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 from the A718 can be achieved, however; it would be appropriate that potential future development of the proposed STR.H8 site opposite be considered in relation to junction spacing in the proposals design.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Flat site			SV	0		0	
Can the site make best use of solar gain		Y	Probably, due to the open nature of the site.			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	Surrounding environment open and exposed			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	
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									
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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 affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Arch - No known historic environment features, but site morphology and background evidence for settlement and burial indicate the possibility of prehistoric remains, evaluation would probably be required.		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	Archaeology evaluation is required prior to development								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE													
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment						
			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	Redevelopment of farm buildings into highly visible dwelling changes local landscape character.					C	0	Now suitable for development with mitigation; specifically to create strong boundary to north and west		0	
Are there any locally attractive views that will be impacted by development of the site		N	Gateway development site, very prominent,					SV	0	A limited development could be accommodated if it appeared as a logical extension to settlement with high quality design as mitigation.		0	
PLANNING OVERVIEW	Landscape mitigation is required and should be incorporated in the design and layout of proposal.												
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	Site adjoins the 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	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.

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 PLANNING COMMENT	This site is adjacent to the Stranraer LDP settlement boundary is considered to suitable to be allocated for housing in LDP2 as it is considered to be well related to existing and allocated development and close to local services and facilities.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield and prime agricultural land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H205	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 10/P/1/0512	
Site name: land to north of Spout Wells Farm			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 205980, 559175			
Site Size (ha): 8.72	Proposed use: Residential	HMA: Stranraer	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	X	0	0	X	+	0	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		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	There are trees and hedgerows on the boundary of the site.	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 trees and hedgerows on the site boundary 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	Y	Site is located adjacent to open space and therefore links to it should be provided in site layout and design.	SV	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	1-5	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:	Belmont				Stranraer Academy					
	Remaining capacity:	12				160					
	Distance:	0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0					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	This is a greenfield site on edge of settlement and located reasonably close to some local services. There are footpaths adjacent to the site providing easy access to open space. There is limited pupil capacity at Belmont Primary School.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: +	

SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1		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		Y	Mostly no known previous use. In the west of the site a former reservoir appears to have been infilled. Investigation into the suitability of the infill material would be required. Adjacent is a former brickworks and waste disposal site.		C	X	A ground gas risk assessment would be required.	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 and there might be limited areas of contamination that would require assessing.							
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	Non visible 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 with the site. Historic pluvial flooding and groundwater flooding issues in connection with the site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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	DGC hold records of flooding in connection with the site and therefore a flood risk assessment would be required.								
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	Greenfield, 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	The proposed use of the site is 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	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		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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						
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	This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.								
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site lies to the north of "Spoutwells Farm", with frontages to the U48w and A77 public roads. It would be appropriate that this site be considered alongside the adjacent STR.H207 and that a Masterplan approach be adopted so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounding developments. Access should be taken from the A77 public road. A traffic assessment should be undertaken to determine appropriate junction type though it may be required to improve or realign the existing U48w junction to the A77 and incorporate a new junction to the site. A through route should be provided to link to the neighbouring STR.H207 and on to the C14w public road. It would be appropriate that the existing 30mph speed restricted area be extended to incorporate the site. Access to the U48w would not be deemed appropriate without significant upgrade and widening of the road as well as junction improvements. 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	Site should be considered alongside site STR.H207 and a masterplan approach be adopted. There are very limited options for providing transport and pedestrian links through the current residential developments adjoin this site, therefore requiring a main road access from the A77.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Slightly North facing site			SV				
Can the site make best use of solar gain		N	Site is slightly north facing		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 relatively exposed to prevailing winds		SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	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	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 known historic environment features, but site morphology and background evidence for settlement and burial indicate the possibility of prehistoric remains, evaluation would probably be required.		
			Conservation Area	N	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				SV	0	Recording of any features found in investigation	0
PLANNING OVERVIEW	Some archaeological evaluation and/or mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated / mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA	N	Comment		
			Wild Land	N	TPO	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		Y	Trees form gateway to existing development however, trees east of Spout Well could form a new gateway.			C	X	Creation of new gateway could be achieved by the trees east of Spout Well.	0
Will development of the site be well integrated visually with the existing settlement		Y	Site will overlook settlement but development would form a logical limit to development in this area. SNH - Prominent site in open countryside. Does not appear well related to settlement boundary.			C	0		0
Are there any locally attractive views that will be impacted by development of the site		Y	Site will be visible when travelling along A77 and from parts of Stranraer			SV	0		0
PLANNING OVERVIEW	Edge of town site which will overlook Stranraer but site lies above change in gradients and could form logical limit to development.								
SEA OVERVIEW	There are no SEA concerns						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
Is the site situated within or adjacent to a settlement boundary within the LDP		Y	The site is allocated for housing within the settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site		Y	The site is in single ownership					
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		Y	Site is technically possible to be developed within LDP timeframe.					
OVERALL PLANNING COMMENT			This site is not being recommended for inclusion within LDP2. This is one of a number of sites that have been submitted for consideration to the west of the town. There are sites considered more suitable in terms of place making and transport links from the site to the town centre are difficult to achieve through the current residential development adjacent. Road access to the site is from the A77 and development layout and design of STR.H205 should consider access or a masterplan approach with STR.H207 as this adjoining land is dependent on STR.H205 for access. In isolation or through combination with STR.H207, this site would form a large extension to the town and although the site may be technically possible to develop it is not required to meet housing land requirements at this time. A number of other sites have been included for development which are considered to provide a more appropriate pattern of development and expansion of the town at this time.					
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: STR.H207	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Mid Auchtralure			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 205389, 559572			
Site Size (ha): 19.02	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		LNR			SPAs		SSSIs
	NNR		Local wildlife sites			Natterjack toads		Great Crested Newts
	RAMSAR		Geodiversity Sites			Other protected species		Marine Consultation Zones
	Ancient/semi-natural woodland							
	Comments: There are no designations affecting this site.							
Are there any known invasive species within the site		N		GIS & C				
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 trees and hedgerows on the boundary of the site.	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.		
PLANNING OVERVIEW	There are trees and hedgerows on the site boundary 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	Y	Site located adjacent open space and links could be provided to make use of space			SV	0				+	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)										
		Right of Way	Y	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	1-5	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:		Belmont				Stranraer Academy					
	Remaining capacity:		12				160					
	Distance:		0-1				1-5					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N				GIS	0			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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	B								
PLANNING OVERVIEW	Site is not well connected and development adjoining does not offer much scope for the pedestrian and transport links, therefore requiring access points to the SE and NW of site. There is limited capacity at local primary school.								
SEA OVERVIEW							SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	Mostly no previous known use. A disused reservoir in the east of the site appears to have been infilled.		C	X	Investigation into the nature of the infill material would be required to make sure 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			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land and there might be limited areas of contamination that would require remediation.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact although any contamination concerns could be mitigated gainst.						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	Non visible 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 traverses the site. Historic reservoir located within site boundary. DGC hold records of flooding in connection with the site. Historic pluvial flooding issues in connection with the site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodies WwTW outwith zone		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirm WTW has sufficient capacity		C	0	Please note there are 50mm and 180mm water mains running through site.	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	DGC hold records of flooding in connection with the site and therefore a flood risk assessment would be required.								
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 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	The proposed use of the site is 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	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
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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.												
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site at "Mid Auchtralure" extends from the C14w public road in a south-east direction. It would be appropriate that this site be considered alongside the adjacent STR.H205 and that a Masterplan approach be adopted so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. Given the potential size of this development, significant widening and improvement works will be required to the C14w to allow appropriate access to be created. A through route should be provided to link to the neighbouring STR.H205 and on to the A77 public road. It may also be appropriate to consider the neighbouring STR.H1. It would be appropriate that the existing 30mph speed restricted area be extended to incorporate the site. 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	Site should be considered alongside site STR.H205 and a masterplan approach be adopted in order to gain access to the site.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Slightly north facing rising steeper towards the southern end				SV	0				0	
Can the site make best use of solar gain		N	Site is slightly north facing				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 relatively 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	Y	Comment: Arch - Nationally important Scheduled Monument in north-western half of the site would have to be completely avoided, including significant buffer. Evaluation would be required for the rest of the site.						
		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	N	Garden or Designed Landscape		HES - This allocation is likely to have a direct impact on the Mid Ochtre lure enclosure (Scheduled Monument, Index no. 7368) which is located within the land parcel. Direct impacts on the scheduled area should be avoided. Development that directly impacts on the monument would require Scheduled Monument Consent, which is unlikely to be granted. As the monument survives as cropmark of an oval enclosure, development outwith the scheduled area, but within the remainder of the land, is unlikely to raise significant issues.		
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	Development would need to completely avoid the nationally important Scheduled Monument in the NW half of site.							
SEA OVERVIEW	Provided that development can be designed to avoid impact of the Scheduled Monument there would be no further SEA concerns						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs		RSAs		Comment			
		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				Site appears to use steep bank to form the south-western boundary	SV	0	0
Will development of the site be well integrated visually with the existing settlement		Y				SNH - Elevated open site, prominent. How the site relates with the settlement needs to be considered, though steep slope to rear of site would provide defensible boundary, it would mark a substantial extension to the settlement.	C	0	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0
PLANNING OVERVIEW	Concerns regarding how site would fit with existing settlement but careful design could result in a suitable extension to development.								
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	The site is allocated for housing within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	Part of the site is considered to be technically possible to develop within LDP timeframe.

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 PLANNING COMMENT	This site is not being recommended for inclusion within LDP2. This is one of a number of sites that have been submitted for consideration to the west of the town. The nationally important Scheduled Monument occupies a large section of this site and access to the land west of it is unlikely to be possible from the east without impacting the monument. In isolation this site would be difficult to achieve. Roads officers consider a masterplan approach with STR.H5 should be taken to allow for suitable access from the A77. In combination with STR.H205, this site would form a large extension to the town and although the site may be technically possible to develop, it is not required to meet housing land requirements at this time. A number of other sites have been included for development which are considered to provide a more appropriate pattern of development and expansion of the town at this time.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: As discussed previously, the site has linkage issues but will still be 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: STR.H208	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: west of Springbank			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 204534, 561440			
Site Size (ha): 6ha	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	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		N	No loss of habitat connectivity or wildlife corridor	SV	0		0	
PLANNING OVERVIEW	There are no biodiversity concerns affecting this site.							
SEA OVERVIEW	There is 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			GIS	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	1-5	Sports facilities	1-5	Hospitalities	1-5	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:	Sheuchan				Stranraer Academy					
	Remaining capacity:	156				160					
	Distance:	0-1				1-5					
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 and there are footpaths adjacent to the site providing easy access to open space.										

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 provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of 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	There were no visible signs of watercourses, wetlands 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. DGC hold reports of flooding in connection to the site. Site within close proximity of existing FPS.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodies WwTW outwith zone		C	x	Further investigation may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel 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-	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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						Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. The site is outwith the Port Rodie WwTW and investigation into connecting this site is required.								
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 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	Proposed development for the site is 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		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		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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facilities comply with the locational criteria 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 site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.											
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.							SEA SCORE: X				

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site is accessed from "Springbank Road" which is an existing private farm access way which would require to be improved from the junction with Liddesdale Road to a point beyond the development area, including road widening and construction of a new bridge. A Masterplan approach should be adopted (to include the neighbouring STR.H4, STR.H203 and STR.H201, with potential to link through to STR.H8) so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. 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	This site requires to be accessed via surrounding sites and therefore a masterplan approach is recommended									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)			North facing site			SV	0		0	
Can the site make best use of solar gain		N	Sloping north facing site would offer very limited solar gain			SV	X	If possible, 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 - Close to site of early Christian cross, possibility of prehistoric remains due to proximity of prehistoric settlement, evaluation will be required.			
		Conservation Area	N	Inventory of Historic Battlefield	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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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	O		O	
PLANNING OVERVIEW	Archaeological evaluation and/or mitigation will be required								
SEA OVERVIEW	Provided that any archaeological features are evaluated/mitigated and any finds recorded there would be no further SEA concerns						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment:			
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		Site occupies steep hillside above existing development		C	X		X
Will development of the site be well integrated visually with the existing settlement		N		Highly visible from seafront and across Loch Ryan.		C	X		X
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Site is not suitable on landscape grounds. The site is located on steep hillside above existing settlement and would be highly visible from seafront and across Loch Ryan								
SEA OVERVIEW	Development of this site would impact the landscape and would have a detrimental SEA impact.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	N			Site is out with the 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	N			The site is not recommended for inclusion within LDP2 due to landscape concerns.					
OVERALL PLANNING COMMENT	This is one of a number of sites that have been submitted for consideration to the west of the town. In isolation this would not form a logical extension to the town as it surrounded by open fields and there are other sites considered more suitable in terms of providing pedestrian and transport links to the town centre. Development of the site is constrained by landscape issues and it would result in the loss of greenfield and Prime Agricultural Land. Access would be required through STR.H4. As a result this site is not being recommended for allocation 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	Minor negative and positive SEA issues. Negative: Loss of greenfield, prime agricultural land, detrimental impact on landscape. The site is north facing which would offer very limited potential for solar gain. Positive: site is within reasonable walking distance of some existing services and facilities which could encourage active travel and reduce carbon emissions from transport.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.H210	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: west of Largs Road			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 204471, 562379			
Site Size (ha): 11.5ha	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

<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: Adjacent Loch Ryan Marine Consultation Zone								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Wildlife habitats in trees and hedgerows may be affected by development of the site.	SV	X		0	
PLANNING OVERVIEW	Wildlife habitats and connectivity may be affected through development so measures should be taken to enhance biodiversity where appropriate.							
SEA OVERVIEW	Provided that biodiversity interests are considered in any development proposals and that these areas may be improved or enhanced there should be no negative 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.	MA	N		SV	0		0				
Distance to nearest area of open space		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	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop	1-5
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:	Sheuchan				Stranraer Academy					
	Capacity:	156				160					
	Distance:	1-5				1-5					
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 but pathways would be required to link to open space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and						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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	services resulting in positive SEA 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)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of 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	There were no visible signs of wetlands		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	Northern most boundary lies within close proximity of the medium likelihood coastal SEPA flood maps.		C	X	Full topographical survey 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	Port Rodie WwTW has sufficient capacity		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Site is split between Penwhrn and Auchneel WTW 470. Further consultation with Scottish Water will be required prior to development		C	0		0
PLANNING OVERVIEW	Site lies within close proximity of the medium likelihood coastal SEPA flood maps and a Full topographical survey would be required. Depending on content, a Flood Risk Assessment may also be required.							
SEA OVERVIEW	There are no SEA issues subject to mitigation.						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 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 site	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	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							
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							

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	Y	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.											
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.									SEA SCORE: X		

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The proposed lies to the north of the A718 public road, west of "Larg Road". There is a short section of frontage to the A718 from which access may be achievable. The site may be accessible from "Larg Road" which was constructed under RCC but not yet adopted, however it should be noted that works would be required to bring the private section of Larg Road to an adoptable standard. A Masterplan approach should be adopted to include the neighbouring STR.H204 so that future development potential may not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. Development of this site would require the existing speed restricted area to be extended and possibly reduced. It would be appropriate that a footway be provided along the A718 to join the existing footway. 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 may be achievable from the small section adjoining the A718 but this is not solely sufficient for the whole site. A masterplan approach with STR.H4 would have to be adopted to allow for suitable access for STR.H210											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Undulating site which consists of a lower section which slopes slightly north and an upper level of ground which slopes slightly south				SV	0			0		
Can the site make best use of solar gain		?	The southern section slopes slightly south and therefore could make use of solar gain. The northern section is generally flat but slopes slightly to the north which would provide very limited 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		N	Very exposed as site is elevated above and adjacent to Loch Ryan				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 - No known historic environment features, but site morphology and background evidence for settlement and burial indicate the possibility of prehistoric remains, evaluation would probably be required.						
		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	Archaeology evaluation is required prior to development due to possible prehistoric remains.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:		
		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
Will development of the site be well integrated visually with the existing settlement		N	This site occupies open fields which are not associated with settlement (defined by woodland shelterbelt) and have a very weak boundary. Development here would be highly visible from across the loch appearing out of context within a predominantly rural setting.				C	X
Are there any locally attractive views that will be impacted by development of the site		N	View over Loch Ryan from A718 would be lost.				SV	X
PLANNING OVERVIEW	Development of this site would have a detrimental landscape impact and considered not suitable							
SEA OVERVIEW	Development of this site would impact the landscape and would have a detrimental 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 located adjacent to the current LDP settlement boundary						
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowners have not been identified.						
Are there any known restrictive covenants or ransom strips	N							
Can the site be delivered within the LDP timeframe	N	The site has landscape and access issues that would make delivery of the site unlikely.						
OVERALL PLANNING COMMENT	The site is not being recommended as an allocated site in LDP2. Development of the site would have a detrimental impact on the landscape as site would be highly visible from across Loch Ryan, is not associated with the settlement and has a predominantly rural setting. A masterplan approach would need to be adopted to provide suitable access to the site as the small section of land which adjoins the A718 is unsuitable as the only access point.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield and prime agricultural land, detrimental landscape impact. Positive: site is within relative walking distance of some existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect							

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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	may also enable positive benefit to be achieved from solar gain.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.B&I201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: North West of Fountain Way			
Settlement: Stranraer	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 206725, 560296			
Site Size (ha): 3.22	Proposed use: Business and Industry	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	XX	X	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

Related SEA topic Population and Human Health (PHH) Climatic Factors (CF) Biodiversity (B) Landscape (L) Material Assets (MA)	Information source Geographic Information System (GIS) Site visit (SV) Consultee (C) Other (O)	Consultation required (only if answer is Yes) Scottish Environment Protection Agency (SEPA) Transport Scotland (TS) Scottish Natural Heritage (SNH) Historic Environment Scotland (HES)
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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	There are no known species within site		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	The Black Stank watercourse and some trees and bushes line the boundary which may impact wildlife 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	There are trees, bushes and watercourse surrounding the boundary and therefore measures to enhance biodiversity should be considered in any 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				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		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:												
Remaining capacity:												
Distance:												
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N				GIS	0				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	The site is located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.								
SEA OVERVIEW	The site is relatively well located to local services and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +		

SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	U / 3.1	O	X	Majority within Urban classification but the southern section of site is within the 3.1 classification and therefore could be avoided	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. Railway runs adjacent to site.		C	0	Garden ground adjacent to railway may require soil sampling to make sure suitable for use. Not necessary for industrial use.	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	Minor section of site Prime Agricultural Land and therefore development should avoid this section.								
SEA OVERVIEW	Provided development avoids the southern section there should be no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Black Stank watercourse runs along boundary of site		SV	X	Flood risk 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	Site appears in medium likelihood fluvial SEPA flood maps. Site appears in pluvial SEPA flood maps. Body of water traverses the site. DGC hold records of flooding in connection to the site. Downstream infrastructure may have bearing on site.		C	X	The FRMT would object in principle to potential development of this site.	X	
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	Port Rodie WwTW has sufficient capacity		C	0	Combined sewer just within west boundary of site	0	
Is there sufficient capacity for the	PHH	Y	Auchneel WTW has sufficient capacity		C	0		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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development to connect to the mains water supply								
PLANNING OVERVIEW	The Black Stank watercourse runs along the boundary of site. The FRMT would object to the principle to potential development of this site							
SEA OVERVIEW	There are flood risk concerns which would have negative SEA issues						SEA SCORE: X X	

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	Y	Residential, greenfield, business and industry, former train yard,	SV	X		X	
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)		Y	Business and industry use.	O	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	The site is surrounded by a variety of use types, including the Blackparks Industrial Estate. The proposed use for further commercial or business and industry uses may introduce potential new emissions to the area.							
SEA OVERVIEW	The creation of further business and industry uses and the potential for further emissions in the area would have a negative SEA impact.						SEA SCORE: X	

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	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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N			
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD Y	Carlisle Airport N	Coal Authority N	HSE N		
PLANNING OVERVIEW	This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.								
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X		

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site comprising of some 3.22 hectares lies to the north west of the U516w Fountain Way public road. This site should be considered alongside the adjoining site STR.B&I202 which is also being considered. It should be noted that a watercourse traverses the site. It would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. It should be noted that the proposed site would appear to be "land locked", however; there may be scope to provide access onto Fountain Way, however this requires use of 3rd party land outwith the site. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	A masterplan approach should be adopted along with STR.B&I202. The site is landlocked and the only way to access it would be through 3 rd party land out with the site.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Site is relatively flat	SV	0			0		
Can the site make best use of solar gain		? Possibly due to its open aspect	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 Limited protection from surrounding buildings	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: +		

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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CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment		
			Conservation Area	N	Inventory of Historic Battlefield	N			
			World Heritage Site	N	Inventory & Non-Inventory	N			
			Archaeological site	N	Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0	0		
PLANNING OVERVIEW	There are no known cultural heritage issues affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment		
			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		Y	Site has value in separating different uses in the area.			C	X	Maintain the former railway line for this function	0
Will development of the site be well integrated visually with the existing settlement		Y	Site adjacent Blackparks industrial estate			SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Former railway line acts as a barrier between residential and this land and therefore should be retained for this function.								
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 within the Stranraer 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	N	Site has significant flood risk concerns

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 PLANNING COMMENT	This site is currently within the Stranraer settlement boundary but unallocated. The Council's Flood Risk Management Team object to the development of this land as there is evidence of a body of water traversing the land and downstream infrastructure may have a bearing on site. As a result this site is not being recommended for allocation in LDP2.
OVERALL SEA COMMENT	The flood risk concern is considered a major SEA issue and the FRMT would object in principle to potential development of this site.

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.B&I202	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: West of Fountain Way			
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 206575, 560213		Existing LDP allocations/ designations:	
Site Size (ha): 3.06	Proposed use: Business	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	XX	X	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

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)		

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

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	There are no known species within site				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	The Black Stank watercourse and some trees and bushes line the boundary which may impact wildlife 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	There are trees, bushes and watercourse surrounding the boundary and therefore measures to enhance biodiversity should be considered in any 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					SV	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	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:											
	Remaining capacity:											
	Distance:											
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 located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.											
SEA OVERVIEW	The site is relatively well located to local services and development would also improve access to employment opportunities 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)	U / 3.1	O	X	Majority within Urban classification but the southern section of site is within the 3.1 classification and therefore could be avoided	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	Previous use as nursery likely to be low risk. Railway runs adjacent to site.		C	0	Garden ground adjacent to railway may require soil sampling to make sure suitable for use. Not necessary for industrial use.	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	Minor section of site Prime Agricultural Land and therefore development should avoid this section.								
SEA OVERVIEW	Provided development avoids the southern section there should be no SEA issues.						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Black Stank watercourse runs along boundary of site		SV	X	Flood risk 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	Site appears in medium likelihood fluvial SEPA flood maps. Site appears in pluvial SEPA flood maps. Body of water traverses the site. DGC hold records of flooding in connection to the site. Downstream infrastructure may have bearing on site.		C	X	The FRMT would object in principle to potential development of this site.	X	
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)		?	Possibly		SV	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity		C	0	Foul sewer running along bottom part of site.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0		0	
PLANNING OVERVIEW	The Black Stank watercourse runs along the boundary of site. The FRMT would object to the principle to potential development of this site								
SEA OVERVIEW	There are flood risk concerns which would have negative SEA issues						SEA SCORE: XX		

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	Y	Residential, greenfield, business and industry, former train yard,	SV	X		X	
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)		Y	Business and industry use.	O	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	The site is surrounded by a variety of use types, including the Blackparks Industrial Estate. The proposed use for further commercial or business and industry uses may introduce potential new emissions to the area.							
SEA OVERVIEW	The creation of further business and industry uses and the potential for further emissions in the area would have a negative SEA impact.						SEA SCORE: X	

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
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	This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site comprising of some 3.06 hectares lies to the north west of the U516w Fountain Way public road. This site should be considered alongside the adjoining site STR.B&I201 which is also being considered. It should be noted that a watercourse traverses the site. It would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Consideration should be given to any potential links to the existing surrounded developments. There may be scope to provide access onto Fountain Way, however this requires use of 3rd party land outwith the site. There is an existing private way through the site which links from the U490w Victoria Place through to Fountain Way and continues to Commerce Road, it may be possible to upgrade this private way to a suitable standard. It should be noted that there is a bridge structure to the north west of the site where the private way connects to Victoria Place, this is not a Council owned/maintained structure and as such the suitability for use by increased levels of traffic is unknown. Furthermore the horizontal alignment on approach from Victoria Place would appear unsuitable for use by larger vehicles. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.							
PLANNING OVERVIEW	A masterplan approach should be adopted along with STR.B&I201. The site is landlocked and the only way to access it would be through 3 rd party land out with the site.									

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Site is relatively flat			SV	0		
Can the site make best use of solar gain		?	Possibly due to its open aspect		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	Limited protection from surrounding buildings		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: +	

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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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 - Nearby sites indicate the possibility of prehistoric remains, evaluation would be required. HBE - many traditional terraces along Victoria Place and historic accommodation bridge over former railway cutting beside site of Clenoch Hospital for Contagious Diseases which is in turn close to the site of the Poorhouse on Dalrymple Street. Access should avoid impacting on Victoria Place or little stone bridge and a through route over bridge should continue to be available.		
		Conservation Area	N	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	?	Opportunity to incorporate bridge into design of site.		SV	0		+
PLANNING OVERVIEW	Archaeological evaluation and/or mitigation will be required regarding possible prehistoric remains. Development should avoid impacting Victoria Place and stone bridge.							
SEA OVERVIEW	Provided that any archaeological features are evaluated / mitigated and any finds recorded there would be no further SEA concerns.						SEA SCORE: 0	

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment:		
		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	Site adjacent to Blackparks industrial estate			SV	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 within the Stranraer settlement boundary
Have all landowners been identified and have they	Y	The site is in single ownership

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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agreed to disposal/development of the site								
Are there any known restrictive covenants or ransom strips		N						
Can the site be delivered within the LDP timeframe		N	Site has significant flood risk concerns					
OVERALL PLANNING COMMENT	This site is currently within the Stranraer settlement boundary but unallocated. The Council's Flood Risk Management Team object to the development of this land as there is evidence of a body of water traversing the land and downstream infrastructure may have a bearing on site. As a result this site is not being recommended for allocation in LDP2.							
OVERALL SEA COMMENT	The flood risk concern is considered a major SEA issue and the FRMT would object in principle to potential development of this site.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: STR.B&I203	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: North East of Fountain Way			
Settlement: Stranraer	Current use: Vacant	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 207185, 560344			
Site Size (ha): 0.75	Proposed use: Business and Industry	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	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

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: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	Former railway station proposed as a rail freight terminal adjoins open space / woodland to south and therefore wildlife may be at risk through redevelopment of site.	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 is no woodland within the site but an area of ancient woodland to the southern boundary of the site and open space to north which are both joined by an overhead pedestrian bridge.							
SEA OVERVIEW	Careful consideration of design and planting could help create new habitats within this development, connecting to existing woodland on the edge of the site, enhancing the environment						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.	MA	n/a	Although the site is publicly accessible it does not form an open space function.		SV	0		0			
Distance to nearest area of open space		Distance (km)	n/a								
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	1-5	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:	n/a	n/a								
	Remaining capacity:										
	Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		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	The site is located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space which could be incorporated into design of site development. New businesses would also provide additional employment opportunities in the area.							
SEA OVERVIEW	The site is well located to local services and development would also improve access to employment opportunities resulting in positive SEA impacts						SEA SCORE: +	

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		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			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 known soil issues affecting the site							
SEA OVERVIEW	There are no known 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 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			C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0		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 are no known water issues affecting the site							
SEA OVERVIEW	There are no known 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	Y	Business and Industry and railway line.	SV	X		X	
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)		Y	Possibly. Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development.	0	
PLANNING OVERVIEW	The site is surrounded by established and allocated business and industry land, a railway line and woodland. The development of the site for business and industry use would likely increase air emissions in the area. Proposals would be considered and assessed against policy OP1 to limit any detrimental impacts.							
SEA OVERVIEW	There are some minor SEA issues in relation to impacts from existing and any possibly new uses within this industrial area.						SEA SCORE: X	

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: Returning vacant land back into use would have a positive SEA impact					
		Greenfield							
Is the site vacant or derelict		V	Is it contained within the Vacant and Derelict Land Survey	N	O	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		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	As a current brownfield site the redevelopment of the land would be beneficial to the area. The site is within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of a brownfield site would have a positive SEA impact. Consultations on development of these sites would be required for Air Traffic and MoD.						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 a rail freight terminal does not directly abut a public road and lies to the north of the U516w Fountain Way public road, adjacent to the existing Stranraer to Ayr railway line. The proposed site is some 0.7ha in area and is bounded to the south by the existing STR.B&I1 site as well as an area currently reserved as protected open space. It is envisaged that this proposed use would require substantially more landtake than shown within the site boundary (parking provision for staff, lorry park, potential requirement for crane, storage area for containers/materials, etc.) however; this could be considered alongside the adjoining business and industrial sites. I have no objection in principle to a development of this type. The U516w Fountain Way and C54w Commerce Road public roads are already used by industrial type traffic. The junction to the A75 Trunk Road would also appear fit for purpose, though you may wish to consult Transport Scotland. It should be noted that a core path runs across the site.								
PLANNING OVERVIEW	Site would require access from the Fountain Way public Road and require more land for uses such as parking, storage etc from the adjoining STR.B&I1.									

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Generally flat site			SV	0		0	
Can the site make best use of solar gain		?	Limited potential for 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		N	Site is relatively open.			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	
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	Site is partially exposed to prevailing winds but is relatively sheltered in others, particularly the north and south east sections.						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Evidence of Bronze Age cremation cemetery in the vicinity, as well as			

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 World Heritage Site Archaeological site	N N Y	Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N	Mesolithic occupation. Mitigation through planning condition or evaluation will be required. Also adjacent to non-Inventory designed landscape, with historic driveway.	
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	Archaeological mitigation through planning conditions and evaluation are required due to evidence of Bronze Age cemetery in vicinity of site. Site adjacent to non-Inventory designed landscape, with historic driveway.							
SEA OVERVIEW	Evaluation of nearby prehistoric remains would be required prior to development of site.						SEA SCORE: 0	

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment			
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				The site is narrow and has a strong industrial character, based on proximity to the railway line and existing B&I site. It would be accessed via an industrial estate and dominated by these potentially conflicting land-uses.	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 known landscape issues affecting the site								
SEA OVERVIEW	There are no known 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 within the 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	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	Site is current located within the LDP Stranraer settlement boundary and is being recommended for inclusion within the LDP. Current brownfield site was 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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	former rail station and is being proposed to redevelop it as a rail freight terminal. Further consideration of access will be required due to the narrow shape of the site.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: Business and Industry uses are located to south and west. Positive: Brownfield site, 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: STR.B&I204	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Mirrey's Petrol Station, Stoneykirk Road			
Settlement: Stranraer	Current use: Petrol Station	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 206295, 559961			
Site Size (ha): 0.44	Proposed use: Business (petrol station and associated uses)	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	X	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	
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N	No loss of habitat connectivity or wildlife corridor	SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issues affecting this site							
SEA OVERVIEW	There are no known 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	Although the site is publicly accessible it does not form an open space function.			SV	0		0		
		Distance (km)	N/A								
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:	n/a				n/a					
	Remaining capacity:										
Distance:											
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 located reasonably close to most local services and there are footpaths adjacent to the site providing easy access to open space. New businesses would also provide additional employment opportunities 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 and development would also improve access to employment opportunities 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)	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			SV	0		0
Are there any contaminated soils issues on the site		Y	Site includes former garage with fuel tanks.		C	X	Investigation and any necessary remediation would be required before development.	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	Site has contained fuel tanks and therefore remediation would be required before development.							
SEA OVERVIEW	There are no known 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		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps. DGC hold records of flooding in connection with 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	No Comment		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity		C	0		0
PLANNING OVERVIEW	There is evidence of flooding in connection with this site and therefore a Drainage Impact Assessment is required and possibly a Flood Risk Assessment may also be 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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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0
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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	Y	Established B&I site adjoins eastern boundary of site	SV	X		X	
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)		Y	Development of the site is likely to be for business and industry purposes which could potentially add to emissions in the area.	SV	X	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to the residential areas surrounding the site. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	The site is adjacent to residential but also within close proximity to business and industrial land. Although Policy OP1a would be used to assess proposals and limit any emissions, including noise, that would adversely affect neighbouring residential properties							
SEA OVERVIEW	Redevelopment of the site would have a positive SEA impact						SEA SCORE: X	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment: Site currently in use as a petrol station and proposal is to upgrade this and diversify with retail / alternative business units.				
		Greenfield						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	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	Site is currently in use as petrol station and proposal is for a similar use would unlikely result in significant impacts.	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		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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(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	Redevelopment of this site would not change much in terms of lands impact on material assets.							
SEA OVERVIEW	The development of a brownfield site would have a positive SEA impact. Consultations on development of these sites would be required for Air Traffic and MoD.						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 fuel station which takes access from the A77 Stoneykirk Road public road. The site has been subject to multiple planning applications, with development including MOT centre, used car sales and a hot food takeaway as well as the main petrol filling station. Road safety concerns have previously been raised with regard to access and potential for conflict between delivery HGVs, patrons of the petrol filling station and pedestrians. I would note that there have been 3 no. road traffic incidents recorded in the vicinity of the junction in the past 36 months, two of which labelled to be "poor turn or manoeuvre" or "failed to judge other persons path or speed / sudden braking". Potential improvements to access arrangements and appropriate traffic management considerations should be considered for any future development of the site. Any development of this proposed site should provide parking in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access should be taken from the A77 Stoneykirk Road but careful consideration should be made in the layout and design of entrance due to the number of road traffic incidents that have occurred.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)		Flat site			SV	0		0
Can the site make best use of solar gain		Y	Possibly		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	Limited protection as site is surrounded by residential properties and business and industry but they are of a similar low level height and would offer limited protection		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	There are no known SEA issues.						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	No comments				
		Conservation Area N	Inventory of Historic Battlefield 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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		World Heritage Site Archaeological site	N N	Inventory & Non-Inventory Garden or Designed Landscape	N			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0
PLANNING OVERVIEW	There are no cultural heritage planning issues							
SEA OVERVIEW	There are no known SEA issues							SEA SCORE: 0

LANDSCAPE								
Is the site within or adjoining any of the following		NSAs		RSAs		Comment		
		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
Will development of the site be well integrated visually with the existing settlement		N	No comments				C	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0
PLANNING OVERVIEW	There are no known landscape issues 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 within the 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	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	The site is located in the settlement boundary and currently in use as a garage fueling station. Redevelopment and expansion of a similar use type may increase traffic, noise and air pollution. Consideration to improving the junction on the A77 and access to the site should be considered due to a history of traffic incidents.	

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	Minor negative and positive SEA issues. Negative: site adjacent to established business and industry land. Positive: Site is currently used as a petrol station, site is within walking distance of some 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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