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					
OS Grid Reference (Easting, Northing): 205282, 560051		Existing LDP allocations	s/ designations: STR.H1			
Site Size (ha): 0.34	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016			

Торіс	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

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)		

Toeisted SEA contraction noticed SEA	Comment	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required	ו
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					DIODIVEDOITY	FALINIA	AND		,						
					BIODIVERSITY,	FAUNA	AND	FLORA	٠						
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N			SSSIs	Ν
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	SAR N Geodiversity Sites N Other protected species N Marine Consultation Zones							Ν				
				Ancien	t/semi-natural woodland	N									
		Comm	nents:												
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		contains thi fe connecti	ick bushes and developme vity.	ent may im	pact	SV	Х	Where appropr should be imple		sures to enhand	ce biodiversity	0	
PLANNING OVERVIEW	Devel	opment	of site	may result	in the loss of some wildlif	e connectiv	ity or h	abitats s	o meas	ures to enhance l	biodiversit	y should be ma	ade where appropr	iate.	
SEA OVERVIEW	There	are no	SEA iss	sues					<u> </u>				SEA SCORE: 0	<u> </u>	

					POPU	JLATION AND H	UMAN	HEALTH	1					
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	ınce (k	(m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rigl	nt of W Core pa	/ay Y	Comme	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comn	nunity/	village hall	0-1	Sports facilities	0-1	Hospita	alities	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)	S	chool na Remai capa Dista	me: ning city:	Primary Belmont 12 0-1						Secondary Stranraer / 160				
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 greer	field si	ite on edge o	of settlem	ent and located reason	onably clo	se to some	e local	services ar	nd there are footpaths adjacent to t	he site prov	iding easy a	ccess to

Site assessment question	Related SEA Topic	oN/sə	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		Υ	Soil classification 3.1	0	Χ		X	
loss of the best quality agricultural land			(The James Hutton Institute)					
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use.	С	0		0	
the site			,					
Is the site on peatland and could the		N		0	0		0	
development of the site lead to a loss of	CF							
peat								
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.				<u> </u>	
SEA OVERVIEW	The lo	oss of p	rime 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.	С	Х	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		С	0		0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	No issues raised	С	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	С	0	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended to confirm there is sufficient capacity	0			
PLANNING OVERVIEW			ence of flooding connected to site and a Flood Risk Assessm ter supply and the public foul sewer.	ent would	be requ	uired prior to development. No issue was raised in regards t	he capa	icity of		

Site assessment question Xelated SEA Yes/No Yes/No	Pre mitigation score score score witigation it 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

	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	С	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)	oes the development of the site introduce new potentially significant air emission to e area (e.g. combined heat and power, an dustrial process, large scale quarry of													
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site											
SEA OVERVIEW	There a	are no	known SEA issues			SEA Score: 0	•							

					MATERIAL ASSE	тѕ				
Is the site		_	nfield enfield	Υ	Comment					
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict Land Survey	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	ı	SV	X			(
Does the site have existing and potential mineral extraction		N				0	0		()
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				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		Com	Pylons ment	N	Bord Gais Eirann pipeline N	N		Shell oil pipeline N	Transco pir	peline N

Site assessment question	Related SEA Topic	Yes/No	Comment					Pre mitigation score		Mitigation if appropriate				Consultation required
of the site														
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ	MoD	Y	С	arlisle A	irport N	Coal Authority	N		HSE	N
PLANNING OVERVIEW		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 uired prior to development.												
SEA OVERVIEW	The de	evelop	velopment 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 FACT	ORS							
What is the site aspect (e.g. N, W, etc.)	N	orth 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	Х	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0				
PLANNING OVERVIEW	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 S	EA impacts could be gained through solar gain and sustai	inable construct	on tech	nniques SEA Score: +					

			CULTURAL HERITAG	3E	
Will the development of the site affect any	Listed Building	Ν	Scheduled Monuments	Ν	Comment
of the following including their setting	 Conservation Area	Ζ	Inventory of Historic Battlefield	Ν	
	 World Heritage Site	Ν	Inventory & Non-Inventory	N	
	Archaeological site	Ν	Garden or Designed Landscape		

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriat	te	Post mitigation score	Consultation required
Will the development of the site result in the		N		SV	0			0	
opportunity to enhance or improve access to the historic environment	_								
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		147	NSAs	N	RSAs		Comment						
following			ild 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		Z						SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Υ	Adjacer	t to res	sidential and m	edical c	entre	SV	0			0	
Are there any locally attractive views that will be impacted by development of the site		Z						SV	0			0	
PLANNING OVERVIEW There are no landscape concerns affecting this site													
SEA OVERVIEW	There a	re no	SEA issu	es							SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES											
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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 beer	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 no contact from the landowner. Therefore this is not recommended for inclusion within LDP2.										
OVERALL SEA COMMENT	Mind and	or 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 benefits could be gained through the use of solar gain and sustainable construction techniques.										

Site Ref: STR.H2 Site name: West Leafield - A	Source of site suggestion: Landowner		anning applications, (ref. Nos. oproval date): 14/P/1/0494 158 units)
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 204875, 561037		Existing LDP allocations	s/ designations: STR.H2
Site Size (ha):3.65	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	x	xx

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 A	AND FL	LOR	A					
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		1	NNR	N	Local wildlife sites	N			ı	Natterjack toads	N	Great Crested	Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	Ν		(Other pr	otected species	N	Marine Consultation	Zones	N
			Ancient/semi-natural woodland N											
		Comm	nents: Tl	here are n	o designations affecting t	his 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 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	There are greenfield and woodland within vicinity of site and therefore measures to enhance biodiversity should be considered in the proposal.												
SEA OVERVIEW	There	There are no SEA issues subject to mitigation SEA Score: 0												

					POPU	LATION AND H	UMAN	HEALTH	1					
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 or	n edge of se	ettlement.			SV	0	_	n and layout should consider provis en space.	ion of or lir	ıks 0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ht of Wa Core pa	aý N th N	Commer	t:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/v	illage hall	1-5	Sports facilities	0-1	Hospita	alities	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	S	chool na	ning	Primary Sheuchan I 156	Sheuchan Primary					Secondary Stranraer Academy 160				
catchment. (October 2015). Distance from site (km)		capa Dista		0	-1			1		1-5				ı
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	This s	This site is located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.												

Yes/No Yes assessment question SEA	Pre mitigation score Score Post mitigation score Consultation
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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: +

			SOILS							
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification (The James Hutton Institute)	0	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	known previous use C 0						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N	0 0							
PLANNING OVERVIEW		evelopment of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The lo	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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	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	Υ	Auchneel WTW has sufficient capacity	С	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		ere 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 er 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	С	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									
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW	There a	There are no known SEA issues SEA Score: 0									

	MATERIAL ASSETS										
Is the site			nfield/		Comment						
		Gree	enfield	Υ							
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict Land Survey	0	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 lo	ocated on (greenfield land	SV	X		X		
Does the site have existing and potential mineral extraction		N				0	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment							Pre mitigation score	Mitigation if appropriate					Post mitigation score	Consultation required
			1						1 -	1.	1						
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							0	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			Pylons	N		Bord Gais Eira	nn pipeline	e N			Shell oil pipeli	ine N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment														
Will development of the site require consultation with any of the following bodies			Air Traffic/	NATS	Υ	МоГ) Y		Ca	rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW			greenfield s		ated with	nin the MoD West	Freugh C	Consultat	ion Zon	e and Ai	Traffic Consu	ultation Zone	and consulta	ations wit	th these auth	orities w	ill be
SEA OVERVIEW					d site w	ould have a nega	tive 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		Z	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		Z	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 Kes/No Yes/No Comment	Pre mitigation score 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	,	Listed Building N	Scheduled Monuments	N		HBE - Long narrow site adjacent to relative			
of the following including their setting	, , ,	Conservation Area N	Inventory of Historic Battlefield	N		ldings and not near the conservation area.	Runs along the lov	ver con	ours of
	, 	World Heritage Site N	Inventory & Non-Inventory		Gallow Hill	l.			
1	i ,	Archaeological site N	Garden or Designed Landscape	1					ŀ
Will the development of the site result in the	, I	N		۲	SV 0			0	1
opportunity to enhance or improve access	, L '	1						1 '	1
to the historic environment	'	1						'	
PLANNING OVERVIEW	There a	are no known cultural heritage	issues affecting the site	Æ7					
SEA OVERVIEW	There a	are no known SEA issues		/17			SEA SCORE: 0		

LANDSCAPE												
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		Comment: There are	e no des	ignations	as 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		Υ					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 a	are no	known landscap	e issues affect	ing this	site						
SEA OVERVIEW	There a	are no	SEA issues						SI	EA 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	Υ	The site is currently in dual ownership (DGHP have submitted an app for affordable housing. Ref # STR.H204)	

Site assessment question Notice Selated SEA Selated SEA Solution S	Post miti	Consultation required
agreed to dispensed/development of the cita		
agreed to disposal/development of the site		
Are there any known restrictive covenants or ransom strips		

Site Ref: STR.H3 Site name: Moorefield	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):				
one name. Moorened			,			
Settlement: Stranraer	Current use: Greenfield					
OS Grid Reference (Easting, Northing): 205031, 560569		Existing LDP allocations/ desig	nations: STR.H3			
Site Size (ha): 4.69	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016			

Торіс	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	x	xx

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 Aes/No Yes/No Yes/		Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SACs N LNR N SPAs N												SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			N	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		C	other pro	otected species	N	M	arine 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 0 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	There are some native hedgerow field boundaries and there is potential habitat fragmentation due to the loss of a greenfield site 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 he	dgerow	vs on and w	vithin vicinity and therefore	measures	to enha	ance bio	diversity	should be consid	dered in the	proposal.			
SEA OVERVIEW	There	ere 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.	MA		become King Ge	more ac orge Play		ould allow for other site o open space. Site ad		SV	0		gn and layout should consider provision space.	on of, or links	+	
Distance to nearest area of open space		Dista	nce (km	0										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Č	t of Way ore path cle path	ı N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comm	unity/vil	age hall	0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1 E	Bus stop	0-1
What is the education catchment area			P	rimary						Seconda	ary			
(primary and secondary) for the site and	S	chool na	me: P	ark						Stranrae	er Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remair capad	. •	94						160				
site (km)		Distar	nce:	()-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			
	l B			1				1			
D	_		antial deita an adma of antiloment and language described as								
PLANNING OVERVIEW	open s	space.	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 ace. Access to this and surrounding proposed sites could benefit from additional road infrastructure to the west of King George Playing Field								
SEA OVERVIEW		site is well located to local services, provides options for active travel and development would also support local facilities and rices resulting in positive SEA impacts SEA SCORE: +									

			SOILS								
Will development of the site result in the		Υ	Soil classification U	0	0	The vast majority of site has developed infrastructure in	0				
loss of the best quality agricultural land			(The James Hutton Institute)			place.					
Would the development of the site result in		Ν		SV	0		0				
soil or coastal erosion (adjacent to the coast											
or includes steep slopes)											
Are there any contaminated soils issues on		N	No known previous use.	С	0		0				
the site											
Is the site on peatland and could the		Ν		0	0		0				
development of the site lead to a loss of	CF										
peat											
PLANNING OVERVIEW	This s	ite has	received partial infrastructure development through road and	street lig	hting.						
SEA OVERVIEW	No kn	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.	С	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		С	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	С	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	Υ	Auchneel WTW	С	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				
supply	DOCH	مراما مم	and of the direction with the site and During and Inc.			is assisted and a Flood Piels Assessment assistance to a service d						
PLANNING OVERVIEW		GC 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	Provid	ovided all the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0										

	AID OLIALITY											
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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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		0							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site									
SEA OVERVIEW	There a	ere are no known SEA issues SEA Score: 0										

	MATERIAL ASSETS												
Is the site			vnfield Y	Comment: Site is partially developed g	reenfield	d. Roads	and lampposts have been in place for a number of years.						
Is the site vacant or derelict		N	Is it co	ontained within the Vacant and Derelict Land Survey	0	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		velopment had begun with the development of ampposts which are still in place.	SV	0		+					
Does the site have existing and potential mineral extraction		N			0	0		0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0	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						Pre mitigation score		Mitigatio	n if appropr	iate		Post mitigation score	Consultation required
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		Com	Pylons N nment		Bord Gais Eirann	pipeline	N			Shell oil pipel	line N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ	MoD	Y		Cai	lisle Airp	oort N	Coa	al Authority	N		HSE	
PLANNING OVERVIEW					d street lighting infra orities will be requir					MoD West F	reugh Consul	tation Zone	and Air T	raffic Consul	tation Zo	ne and
SEA OVERVIEW	No kno	erefore consultations with these authorities will be required prior to development. o known SEA issues. SEA Score: +											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	n East facing sloping site.	SV	0			0					
Can the site make best use of solar gain		N	N Limited. Site slopes north east and hill continues to rise to south.			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 tec incorporate energy efficiency measures policies OP1f and OP2.		0					
PLANNING OVERVIEW	-		lings should be built in such a way as to integrate solar gain a				tion.						
SEA OVERVIEW	Positive	sitive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +											

CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Co	mment				
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	Ζ						
	L	World Heritage Site	Ν	Inventory & Non-Inventory	Ν						
		Archaeological site	Ν	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			S	V	0			0	
PLANNING OVERVIEW	There are no cultural heritage issues affecting the site										
SEA OVERVIEW	There a	ere are no SEA issues. SEA Score: 0									

	LANDSCAPE												
Is the site within or adjoining any of the		NSAs N RSAs N Comment: There are no designations affecting the site.											
following		W	ild Land N	TPOs	i 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	are develope greenfield, ce	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).					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	surrou	unding sites are	allocated / de	veloped	ther	n this site will be cor	sidered	to be vis	sually integrating with the current settleme	nt		
SEA OVERVIEW	There a	e are no SEA issues SEA Score: 0											

PLANNING/EFFECTIVENESS ISSUES Is the site situated within or adjacent to a settlement. V The site is within the settlement boundary and allocated for residential use.										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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
Can the site be delivered within the LDP time	frame	Y	There are no physical constraints to prevent the developm the plan period.	ent and	the maj	ority of the site would be expected to come forward for develo	pment d	uring
OVERALL PLANNING COM								
OVERALL SEA COM	IMENT	whi				developed, site is within walking distance of existing services t. The sites aspect should also enable positive benefit to be a		

Site Ref: STR.H4 Site name: Springbank	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Settlement: Stranraer OS Grid Reference (Easting, Northing):	Current use: Greenfield	Existing LDP allocations	s/ designations: STR.H4
204709, 561333 Site Size (ha): 3.71	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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

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)		

Related SEA Topic Topic Yes/No	Information source	Pre mitigation if appropriate Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	4						
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)			SACs NNR ISAR	N N N	LNR Local wildlife sites Geodiversity Sites	N N N		(SPAs Natterjack toads otected species	N N N	M	Great Crested arine Consultation		N
Are there any known invasive species within the site		Comn	Ancient/semi-natural woodland N comments: There are no designations affecting this site. GIS 0 0 0 0 0 0 0 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	tree species in and the creation	emented, so landscape on of green t corridors,	such as the us schemes, ha ways and wild footpaths and	se of locally native bitat creation,	0	
PLANNING OVERVIEW	There	are he	dgerows on	and with	in vicinity and therefore	measures	to enh	ance bio	diversity	y should be consi	dered in th	e proposal.			
SEA OVERVIEW	There	here 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.	MA	N	Site is c	irrent gre	enfield or	edge of settlement.		SV	0		n and layout should consider provisi en space.	ion of or links	0	
Distance to nearest area of open space		Dista	nce (km)	0-1										
Are there any of the following within or	MA	Righ	t of Way	Υ	Comme	nt:								
adjacent to the site and will development	or	C	ore path	N	N									
impact on them	CF	Cy	cle path	N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comm	unity/villa	age hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Pi	imary						Seconda	ary			
(primary and secondary) for the site and	S	chool nai	ne: Sł	neuchan	Primary					Stranrae	er Academy			
what is the remaining capacity within the		Remair	ing 15	6						160				
catchment. (October 2015). Distance from		capac	city:											
site (km)		Distar	ce: 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 appropriat	Mitigation if appropriate				
						1		1 1			
	В										
PLANNING OVERVIEW	open s	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 a space.									
SEA OVERVIEW		e site is well located to local services, provides options for active travel and development would also support local facilities and rvices resulting in positive SEA impacts.									

			SOILS					
Will development of the site result in the		Υ	Soil classification 3.1	0	X	Development would involve sealing / loss of previously	X	
loss of the best quality agricultural land			(The James Hutton Institute)			undeveloped soil.		
Would the development of the site result in		N		SV	0		0	
soil or coastal erosion (adjacent to the coast								
or includes steep slopes)								
Are there any contaminated soils issues on		N	No known previous use.	С	0		0	
the site								
Is the site on peatland and could the		N		0	0		0	
development of the site lead to a loss of	CF							
peat								
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.					
SEA OVERVIEW	The lo	ss of p	rime agricultural land would be a negative SEA impact.		<u> </u>	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.	С	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		С	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	С	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	РНН	Y	Auchneel WTW has sufficient capacity	С	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		here 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 ater 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	Provid	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	С	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y Greenfield /agricultural SV 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							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site						
SEA OVERVIEW	There a	There are no known SEA issues SEA Score: 0							

			MATERIAL ASSETS
Is the site	Brownfield		Comment: Site is greenfield
	Greenfield	Υ	

Site assessment question	Related SEA Topic	Yes/No		Comment			Information source	Pre mitigation score		Mitigati	on if appropr	iate	Post mitigation	score	Consultation required	
Is the site vacant or derelict		I N/	Is it co	ontained wit	hin the Vacant a	nd Derelict		0	0					0		
		Α			La	nd Survey										
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 locate	ed on greer	field land			SV	X					Х		
Does the site have existing and potential mineral extraction		N						0	0					0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	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			Pylons I	V	Bord Gais Eira	nn pipeline	N			Shell oil pipe	eline N			Transco pipe	eline	N
constraints that impact on the development of the site		Com	ment					•			•					
Will development of the site require consultation with any of the following bodies			Air Traffic/NA		Мо				rlisle Airp				N		HSE	
PLANNING OVERVIEW	require	ed prior	to developme	ent.	hin the MoD Wes			on Zon	e and Air	Traffic Con	sultation Zon	e and consulta	ations with	these authoriti	ies wi	ll be
SEA OVERVIEW	The de	evelopr	nent of a gree	nfield site w	ould have a neg	ative SEA ir	mpact.						SEAS	CORE: 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 appropriat	e	Post mitigation score	Consultation required
•				1			T.	-	
What is the site aspect (e.g. N, W, etc.)		Maj	ority 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 shoul gain and look to create sustainable buil policies OP1f and OP2.		+	
Is the site protected from prevailing winds		Y					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	Positiv	Positive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +							

			CULTURAL HERITAG	3E					
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Z		Arch - Nearby sites indicate the possibili		ains, ev	aluation
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ζ	would be re	equired, particularly for the western half	of the site.		
	_	World Heritage Site N	Inventory & Non-Inventory	Ν					
		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		S	0			0	
PLANNING OVERVIEW	Archae	aeology evaluation is required prior to development							
SEA OVERVIEW	Provide	vided all the necessary mitigation measures are implemented there should be no SEA issues SEA SCORE: 0							

							L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs ild Land										
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			on upper are long the hills		ates l	logical limit to	С	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											
PLANNING OVERVIEW		•	_	•				porated in the design	•	•	·		
SEA OVERVIEW	Provide	ed all th	he necess	ary mit	igation meas	sures	are ir	mplemented there sh	ould be n	o SEA i	SSUES 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	Υ	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	there	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 efore considered suitable to be carried forward into LDP2. Consideration for future development of neighbouring sites should be incorporated in design layout of site.
OVERALL SEA COMMENT	facili	or negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within walking distance of existing services and ties which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved solar gain.

Site Ref: STR.H5 Site name: Former Garrick Hospital	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	anning applications, (ref. Nos. oproval date):
Settlement: Stranraer	Current use: Vacant former hospital		
OS Grid Reference (Easting, Northing): 206367, 560446		Existing LDP allocations	s/ designations: STR.H5
Site Size (ha): 0.59	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	x	xx

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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					DIADIVEDAITV	= 411014	AND							
BIODIVERSITY, FAUNA AND FLORA														
Do any of the following biodiversity interests		S	ACs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		N	NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested Newts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		(Other pr	otected species	N	Ma	rine Consultation Zones	N
			Ancient/semi-natural woodland N											
		Comm	omments: 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											
PLANNING OVERVIEW	There are no biodiversity issues affecting this site													
SEA OVERVIEW	There	There are no SEA issues SEA Score: 0												

					POP	ULATION AND H	IUMAN	HEALTH	1					
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 immedia		eing lost and there is n ty.	one	SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig (nt of W	/aý N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	0-1	Sports facilities	0-1	Hospita	alities	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)	S	chool na Remai capa Dista	ning city:	Primary Park 194 0-1						Secondar Stranraer 160	y Academy 1-5			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	efield e	ita mishin sha			to local a	GIS	0				0	
PLANNING OVERVIEW	I nis is	a prowi	ntield s	site within the	settlem	ent and located close	to local s	ervices.						

Site assessment question	Related SEA Topic	Comment	ource	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: +

			SOILS							
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification Urban (The James Hutton Institute)	0	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		Υ	Site of former hospital.	С	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		0	0			0		
PLANNING OVERVIEW	PLANNING OVERVIEW Site investigation would be required to determine contamination.									
SEA OVERVIEW	Provid	ovided 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	С	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		С	0		0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	0		0			
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	С	0		0			
PLANNING OVERVIEW										

Related SEA Topic Yes/No	Comment	Source Mittigation if appropriate Witigation if appropriate	ost mir	Consultation required
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SEA OVERVIEW There is no SEA issue 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	С	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 a	are no	known air quality issues in relation to the site						
SEA OVERVIEW	/IEW There are no known SEA issues SEA Score: 0								

	MATERIAL ASSETS													
Is the site			vnfield enfield	Υ	Comment: Brownfield site being de	eveloped would have a positive impact on the site and surrounding area.								
Is the site vacant or derelict		V	Is	it containe	ed 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	Redeve	opment of	f brownfield site	SV	0		+					
Does the site have existing and potential mineral extraction		N				0	0		0					
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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												

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Are there any of the following servicing		Pylons N		Bord Gais Eirann	pipeline	N	Shel	l oil pipel	ine N			Transco pipeline	
constraints that impact on the development		Comment	nment										
of the site													
Will development of the site require		Air Traffic/NATS	Υ	MoD	Υ		Carlisle Airport	N	Coal Autho	rity	N	HSE	N
consultation with any of the following bodies													
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 de	he 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 so to create sustainable buildings in line wand 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 Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.				0					
PLANNING OVERVIEW											
SEA OVERVIEW	Positive	SEA	impacts could be gained through solar gain and sustainable	construc	tion tecl	nniques	SEA SCORE: +				

CULTURAL HERITAGE												
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Ν	Co	mment:	t: Boundary wall and railings should be retained where possible.					
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν								
	L	World Heritage Site N	Inventory & Non-Inventory	Ν								
		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			Consultation required
opportunity to enhance or improve access to the historic environment									
PLANNING OVERVIEW	There	are n	cultural heritage issues affecting the site						
SEA OVERVIEW	There	ere are no SEA issues. SEA Score: 0							

	LANDSCAPE																	
Is the site within or adjoining any of the following			NSAs N RSAs d Land N TPOs		Comment: There a	re no des	ignation	s 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	1		·		SV	0			0								
Will development of the site be well integrated visually with the existing settlement	Y	′ (Site is surrounded by resident	ial 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 lar	andscape issues affecting this	site														
SEA OVERVIEW	There are	no SE	SEA issues						SEA SCORE: 0	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	Υ	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	Υ	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	OVERALL PLANNING COMMENT A brownfield currently allocated in the LDP and considered suitable to be brought forward into LDP2.						
OVERALL SEA COMMENT	Posi redu	tive SEA comments. Positive: Brownfield site, site is within walking distance of existing services and facilities which could encourage active travel and ce carbon emissions from transport. The sites aspect may also enable positive benefit to be achieved from solar gain.					

Site Ref: STR.H6	Source of site suggestion: DGC	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Site name: Land behind the Coachmans			
Settlement: Stranraer	Current use: Vacant		
OS Grid Reference (Easting, Northing): 206123, 560126		Existing LDP allocations	/ designations: STR.H6
Site Size (ha): 0.66	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	X	XX

Echcinas		
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	FLOR	A						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			N	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N		(Other pro	otected species	Ν	Ma	arine Consultation	Zones	N
				Ancient/	semi-natural woodland	N									
		Comn	nents: Th	here are no	designations affecting t	his 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	Habita site.	at or wildlife	e may be affected by rem	oval of tree	es on	SV	0	Where appropriate should be implestree species in and the creational along transportencourage the	emented, landscape n of greer corridors	such as the use e schemes, hab ways and wild footpaths and	e of locally native bitat creation, life corridors	0	
PLANNING OVERVIEW	Where	e approp	priate, m	neasures sh	nould be considered to e	nhance bio	diversit	y.							
SEA OVERVIEW	There	ere 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.	МА	or or	en space but i link to it.		seph's Primary School off and does not form		SV	0				0	
Distance to nearest area of open space		Distanc	e (km) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Cor	of Way N e path N e path N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall		Sports facilities	0-1	Hospita	lities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	chool name	e: Park						Stranrae	er Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remaining capacity:		aining 194					160				
site (km)		Distance	e: 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	
	В								
PLANNING OVERVIEW			ocated close to local services and there are footpaths adjacer						
SEA OVERVIEW		site is well located to local services, provides options for active travel and development would also support local facilities and ces 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 Urban (The James Hutton Institute)	0	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		Υ	A former garage and tank in the east of the site.	С	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		0	0		0			
PLANNING OVERVIEW	Invest	tigation	into potential contamination will be required prior to developm	ent.						
SEA OVERVIEW	Provid	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.	С	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		С	0		0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	0	No comment	0			
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Auchneel WTW has sufficient capacity	С	0	No comment	0			

Site assessment question	Related SEA Topic	Yes/No	Comment		Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required				
supply				1								
PLANNING OVERVIEW			s evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development.									
SEA OVERVIEW	Provid	vided 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	С	0		0							
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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 a	are no	known air quality issues in relation to the site											
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0													

	MATERIAL ASSETS												
Is the site			nfield enfield	Υ	Comment: Former garage and tank	clie to east	of site.						
Is the site vacant or derelict		V	Is	it containe	ed within the Vacant and Derelict Land Survey	0	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				0	0		0				
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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		
set out in annex B of the Zero Waste Plan (paragraph 4.9)																	
Are there any of the following servicing			Pylons	N		Bord Gais Eirann	pipeline 1	N			Shell oil pip	eline N			Transco	pipeline	N
constraints that impact on the development of the site		Cor	nment														
Will development of the site require consultation with any of the following bodies			Air Traffic/	NATS	Υ	MoD	Y		Cai	lisle Air	oort N	С	oal Authority	N		HSE	N
PLANNING OVERVIEW						in the redevelopmen with these authorities						n the MoD We	est Freugh Co	nsultation	Zone and A	ir Traffic	;
SEA OVERVIEW			ment of a br Air Traffic ar			would have a positive	e SEA impa	ct. Co	onsulta	tions on	developme	nt of these site	es would be	SEAS	SCORE: +		
	requir	ed for A	Air Traffic ar	id MoL).												

	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	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										

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 orientation and position of trees	unt of solar	+					
Is the site protected from prevailing winds		Y Sites can be partially protected from the prevailing winds SV 0 by the tree cover and buildings.					0					
PLANNING OVERVIEW	Any new	buildings should be built in such a way as to integrate solar gain	and sust	tainabilit	y measures into their design and construction.							
SEA OVERVIEW	Positive	sitive SEA impacts could be gained through solar gain and sustainable construction techniques. SEA Score: +										

				CULTURAL HERITAC	βE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016
of the following including their setting	L	Conservation Area	Ν	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 appropriat	Post mitigation	SCOIG	Consultation required	
		ТА	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	nere are no SEA issues SEA Score: 0								

	LANDSCAPE												
Is the site within or adjoining any of the following		\٨/i		N N	RSAs TPOs		С	Comment: No 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	iu Lanu	IN	1105	I IN		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 a	are no	landscape	issues	affecting the	site							
SEA OVERVIEW	There a	are no	SEA issue	es							SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	The site is in single ownership								
Are there any known restrictive covenants or ransom strips										
Can the site be delivered within the LDP timeframe	Υ	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										
OVERALL SEA COMMENT	Positive SEA comments. Positive: Brownfield site, site is within walking distance of existing services and facilities which could encourage active reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.									

Site Ref: STR.H7	Source of site suggestion: Landowner (2015)	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Site name: East of Glebe Cemetery			
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 205176, 560183		Existing LDP allocations	s/ designations: STR.H7
Site Size (ha): 3.14	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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

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)		

Toeisted SEA contraction noiseasses as a second sec	Comment	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required	ו
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					BIODIVERSITY,	FAUNA A	AND	FLOR	4							
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N			SSSIs	N	
affect or have connectivity to the site? (this		NNR N Local wildlife sites N Natterjack toads N										Great Crested Newts		N		
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N			Other pr	otected species	N	M	arine Consultation	Zones	N	
			•	Ancier	nt/semi-natural woodland	N		•							•	
		Comn	Comments: There are no designations affecting this site.													
Are there any known invasive species within the site		N	GIS & C O O O O O O O O O O O O O O O O O O													
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		N		fe in trees opment of	and hedgerows may be a f the site.	ffected by		SV	X	Where appropri should be imple tree species in and the creation along transport encourage the	emented, standscape of green corridors,	such as the us schemes, ha ways and wild footpaths and	e of locally native bitat creation, life corridors	0		
PLANNING OVERVIEW	There	are hed	dgerows	s on and w	vithin vicinity and therefore	measures t	o enh	ance bio	diversity	should be consid	dered in th	e proposal.				
SEA OVERVIEW	There	are no	SEA iss	sues subje	ect to mitigation								SEA SCORE: 0			

					JLATION AND H		HEALTH	ł					
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.	МА		evelopment of s surrounding op		e able to provide acco	ess links	SV	0				0	
Distance to nearest area of open space		Distanc	e (km) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Cor	of Way N e path N e path N	Comme	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Commur	nity/village hall	1-5	Sports facilities	0-1	Hospita	lities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	chool name	e: Park Prima	ıry					Stranrae	er Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remainin capacity	0						160				
site (km)		Distance	e: 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			
	В										
PLANNING OVERVIEW	open s	space.		I I I I I I I I I I I I I I I I I I I							
SEA OVERVIEW	The si	te is w es res	rell located to local services, provides options for active travel ulting in positive SEA impacts.	and dev	elopme	nt would also support local facilities and SEA Score: +					

			SOILS										
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification (The James Hutton Institute)	0	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										
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0						
PLANNING OVERVIEW	Devel	opment	t of the site would result in the loss of prime agricultural land.				•						
SEA OVERVIEW	The lo	ss of p	rime 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.	С	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		С	0		0							
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	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	С	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	develo	opment		esment is required and Flood Risk Assessment may be required the investigation will be required to consider the impact on t				
SEA OVERVIEW	Provid	ded all t	he necessary mitigation measures are implemented there sho	ould 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	С	0		0							
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	emetery, housing, greenfield SV 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 a	are no	known air quality issues in relation to the site											
SEA OVERVIEW	There are no known SEA issues SEA Score: 0													

					MATERIAL ASSETS	S									
Is the site		Brow	/nfield		Comment: Loss of greenfield would I	nave a ne	gative S	EA impact							
	Greenfield Y														
Is the site vacant or derelict			ls	it containe	d 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		Mitigati	on if appropr	iate		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							0	0						0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N							0	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		Com	Pylons nment	N		Bord Gais Eirann	pipeline	N			Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS Y	′	MoD	Υ		Car	lisle Airp	ort N	C	oal Authority	N		HSE	N
PLANNING OVERVIEW			greenfield si to developr		d within	n the MoD West F	reugh C	onsultat	ion Zone	and Air	Traffic Cons	sultation Zon	e and consulta	ations with	these auth	orities wi	ll be
SEA OVERVIEW	The de	evelopn	nent of a gre	enfield si	ite wo	uld have a negativ	e SEA i	mpact.					_	SEAS	CORE: 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	0				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			site is relatively open.			policies OP1f and OP2.		

			site is relatively open.			policies OP1f and OP2.				
P	LANNING OVERVIEW	Any nev	ouildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction							
	SEA OVERVIEW	Positive	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			Listed Building	Z	Scheduled Monuments	Z	No	o comme	ents			
of the following including their setting		Co	onservation Area	Z	Inventory of Historic Battlefield	Z						
	L	Wo	World Heritage Site		Inventory & Non-Inventory	Ν						
		Ar	chaeological 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				S	SV.	0	0			
PLANNING OVERVIEW	There a	are no	known cultural he	ritage	e issues affecting this site.							
SEA OVERVIEW	There a	are no	SEA issues						SEA Score: 0			

	LANDSCAPE												
Is the site within or adjoining any of the following		\//		N N	RSAs TPOs		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	liu Lanu	IN	11 03	Į IN		SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Υ	Distinct f	Gentle sloping site slightly above existing settlement. Distinct from agricultural land above due to change in gradient and old lane.				С	0			0	
Are there any locally attractive views that will be impacted by development of the site		N						SV	0			0	
PLANNING OVERVIEW	There a	are no	landscape	issues	affecting this	site							
SEA OVERVIEW	There a	are no	SEA issue:	S							SEA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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 agreed to disposal/development of the site	e they	Y	The site is in single ownership.					
Are there any known restrictive covenants or	ransom	N						

Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Υ	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 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 facilities.
OVERALL SEA COMMENT	facil	or negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within walking distance of existing services and ties which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved solar gain.

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):		Existing LDP allocations/ design	gnations:		
204490, 561917					
Site Size (ha):	Proposed use:	HMA: Stranraer	Date completed:		
5.07			Oct/Nov 2016		

Торіс	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

=eBeas		
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 A	ND FLOR	Α						
Do any of the following biodiversity interests		SA	ACs N	LNR	N			SPAs	N		(SSSIs	N
affect or have connectivity to the site? (this		N	NR N	Local wildlife sites	N			Natterjack toads	N		Great Crested I	Newts	N
includes any potential SACs and SPAs)		RAMS	AR N	AR N Geodiversity Sites N Other protected species N Marine Consultation Zones									N
			Ancie	Ancient/semi-natural woodland N									
		Comme	ents: There are	ts: There are no designations affecting this site.									
Are there any known invasive species within the site		N	GIS 0 0 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. O Any proposal should be assessed against policy NE7 in order to avoid/reduce/mitigate and enhance any impacts - retaining trees and securing new planting. Set back development from existing trees.										
PLANNING OVERVIEW	There	are hedg	gerows and tree	es located at the edge of la	nd and there	ore measure	s to en	hance biodiversity	should be	considered.		<u> </u>	
SEA OVERVIEW	There	There are no SEA issues subject to mitigation SEA Score: 0											

					POPU	ILATION AND H	UMAN	HEALTH	1					
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 Dista	ance (k	m) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	,	Core pa	cof Way N Comment: ore path N Cle path N										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	ommunity/village hall 1-5 Sports facilities 1-5 Hospitalities 1-5 Local shops (convenience) 0-1							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)			ame: ining acity:	ning 156 160 city:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N GIS 0 0 site is located reasonably close to some local services												
PLANNING OVERVIEW SEA OVERVIEW	The si	ite is we	Il locate		ervices, pro		tive trave	l and devel	opme	nt would a	also support local facilities and S	EA Score	E: +	

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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			SOILS						
Will development of the site result in the		Υ	Soil classification 3.1	0	X			Х	
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0			0	Į.
soil or coastal erosion (adjacent to the coast									Į.
or includes steep slopes)									
Are there any contaminated soils issues on		?	Site is adjacent to landfill	С	X	Site would require investigation to ensu		0	Į.
the site						suitable for use, including ground gas a	assessment.		Ų
Is the site on peatland and could the		Ν		0	0			0	
development of the site lead to a loss of	CF								Į.
peat									
PLANNING OVERVIEW			d on Prime Agricultural Land. Site is adjacent to landfill and w	ill requir	e invest	igation to that it is suitable for use.			
SEA OVERVIEW	The lo	ne 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.	С	Х	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		С	0		0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Port Rodies WwTW outwith zone	С	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	РНН	Y	Auchneel WTW has sufficient capacity	С	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			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	opic Yes/N	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

	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		Z	There are no AQMA at present in the region	С	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	N Proposal is for a residential site SV 0							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site.							
SEA OVERVIEW	OVERVIEW There are no known SEA issues. SEA Score: 0									

					MATERIAL ASS	ETS						
Is the site			vnfield enfield	Υ	Comment							
Is the site vacant or derelict		N	Is	it containe	ed within the Vacant and Derelict Land Survey	N	0	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			Х	
Does the site have existing and potential mineral extraction		N					0	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N					0	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		Com	Pylons ment	N	Bord Gais Eirann pipeline	N			Shell oil pipeline N	Transco p	pipeline	N

Site assessment question	Related SEA Topic	Yes/No		(Comment		Information	2000	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
of the site															
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ	MoD	Υ	(Carl	lisle Air	port N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	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.									ould be					
SEA OVERVIEW	SEA OVERVIEW The development of a greenfield site would have a negative SEA impact. SEA Score: X										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 lo to create sustainable buildings in line with policies OP and OP2.	ok + f				
Is the site protected from prevailing winds		N Surrounding environment open and exposed			Х	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.					
PLANNING OVERVIEW	Any new	v build	dings should be built in such a way as to integrate solar gain a	and susta	ainability	measures into their design and construction.					
SEA OVERVIEW	Positive	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		Listed Building	Ν	Scheduled Monuments	Ν	Comment: Arch - Close to site of early Christian cross, possibility of prehistoric remains						
of the following including their setting		Conservation Area	Ν	Inventory of Historic Battlefield	N	due to proximity of prehistoric settlement, evaluation will be required.						
	L	World Heritage Site	Ν	Inventory & Non-Inventory	N							
		Archaeological site	Υ	Garden or Designed Landscape								

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropria	te	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 SEA OVERVIEW			vill be required prior to development due to proximity of site to the necessary mitigation measures are implemented there sh	-			SEA SCORE: 0		

	LANDSCAPE												
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs		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 h	nedgerows			SV	0			0		
Will development of the site be well integrated visually with the existing settlement		Y	Mostly level sit hedgerows. Lo			nt, defined by sting development	С	0	Boundaries need to be defined / protected to a appearance of linear creep.	avoid	0		
Are there any locally attractive views that will be impacted by development of the site		N					SV	0			0		
PLANNING OVERVIEW				-			_		ment would need to be defined / protected.				
SEA OVERVIEW	Provide	vided 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	Υ	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	Υ	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	alon deve	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 g with possible junction creation / improvements with site STR.H204. Consideration will also need to be provided for access at potential future elopments of adjoin fields referenced STR.H201 and STR.H203.
OVERALL SEA COMMENT	facili	or negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within walking distance of existing services and ties which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved solar gain.

Site Ref: STR.B&I1 Site name: Blackparks Industrial Estate	Source of site suggestion: DGC	Site history/previous pla where applicable and ap	anning applications, (ref. Nos. oproval date):
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 206960, 560157		Existing LDP allocations	s/ designations: STR.B&I1
Site Size (ha): 6.73	Proposed use: Business and Industry	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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

ECECIIOS		
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)		

					BIODIVERSITY,	FAUNA	AND	FLOR	4						
Do any of the following biodiversity interests		SAC		N	LNR	N		SPAs		N			SSSIs	N	
affect or have connectivity to the site? (this		NNR N		N	Local wildlife sites	N			N	Natterjack toads	N		Great Crested		N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		C	ther pr	otected species	N	M	arine Consultation	Zones	N
				Ancier	nt/semi-natural woodland	Υ									
		Comments: Ancient/semi-natural woodland adjoins the eastern boundary of site													
Are there any known invasive species within the site		N		GIS & C						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	east wh north via corridor	ne site adjoins an ancient/semi natural woodland to the ast which itself links to open space / woodland to the orth via a footbridge and therefore wildlife habitats and orridors may be at risk. 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 w	oodland v	vithin the	e site but an area of ancie	nt woodlar	nd to the	e eastern	bounda	ary 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														

					POPL	JLATION AND H	IUMAN	HEALTI	н					
							. •	,						
Will the development of the site affect the		N	Although	the site	is publicly	accessible it does n	ot form a	n SV	0				0	
quality and quantity of open space and			open spa	ice funct	ion									
connectivity and accessibility to open space	MA													
or result in a loss of open space.														
Distance to nearest area of open space		Dista	nce (km)	0										
Are there any of the following within or	MA	Righ	t of Way	N	Commer	nt:	<u> </u>		<u> </u>		_		•	
adjacent to the site and will development	or	С	ore path	N										
impact on them	CF	Cy	cle path	N										
What is the distance (km) to the following		Comm	unity/villa	ige hall	1-5	Sports facilities	1-5	Hospit	alities	1-5	Local shops (convenience	e) 1-5	Bus stop	0-1
services where they exist in the settlement	CF		•	_										
(Autumn 2015)														
What is the education catchment area			Pr	mary						Second	dary			
(primary and secondary) for the site and	S	School nar	me: n/a	a						n/a				
what is the remaining capacity within the		Remain	ing											
catchment. (October 2015). Distance from		capac	city:											
site (km)		Distar	ice:											
Is the site within or immediately adjacent to	MA		•	-		·	•				·			
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW							there are	footpaths	adjace	ent to the	e site providing easy access to ope	n space. New	businesses	would
				_ , _ ,		unities in the area.					,			
SEA OVERVIEW				o local s	ervices an	d development would	d also im	prove acce	ss to e	employm	nent opportunities resulting in	SEA SCORE:	+	
	positiv	/e SEA im	npacts											

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 2 (The James Hutton Institute)	0	X	Prime agricultural land covers the majority of site mitigation is unlikely	and 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		С	0		0						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	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	С	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		С	0		0								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	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	С	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 appropria	Mitigation if appropriate				
				_	1			,			
PLANNING OVERVIEW	neces	ough 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 essary, mitigation measures put in place.									
SEA OVERVIEW	Provid	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	С	0		0							
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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 ndustry purposes which could potentially add to emissions in the area.		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			s part of a wider area used for industrial and business purpos sals and limit any emissions, including noise, that would adve				uld be i	used to						
SEA OVERVIEW														

	MATERIAL ASSETS														
Is the site		_	vnfield	N	Comment										
In the effection days for		Gree	enfield	Y	design to the Manager and Banalist N	Τ .									
Is the site vacant or derelict		N	IS	it containe	ed within the Vacant and Derelict N Land Survey	0	0		U						
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 euse on the site.			X		X						
Does the site have existing and potential mineral extraction		N					0		0						
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0						
Do sites for potential waste management		n/a													

Site assessment question	Related SEA Topic	Yes/No		Comment					Information source	Pre mitigation score		Mitigat	on if approp	riate		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			Pylons	N		Bord Gais Eirann	pipeline 1	V			Shell oil pipeli	ine N			Transco	pipeline	N
constraints that impact on the development of the site		Cor	nment														
Will development of the site require			Air Traffic/N	IATS	Υ	MoD	Y-West		Ca	rlisle Air	oort N	C	oal Authority	N	Н	SE Y	H1355
consultation with any of the following bodies							Freugh										
PLANNING OVERVIEW			greenfield si r to developr		ed wit	hin the MoD West F	reugh Cons	ultati	ion Zon	e and Ai	r Traffic Consu	ultation Zor	e and consult			norities v	ill be
SEA OVERVIEW			ment of a gre Air Traffic an		site w	vould have a negativ	ve SEA impa	ct. C	Consulta	itions or	development	of these si	tes would be	SEA	SCORE: X		
						ROADS	S/ACCES	S									
Are there any vehicular access constraints						north of the C54w C											
or opportunities, can a suitable road access						n to Fountain Way v											
be achieved, does the access affect a trunk road, is the road network capable of						Dumfries and Gallo ace with Dumfries an						and Acces	ses for indust	nai Deve	iopments wi	un	
accommodating traffic generated		Pan	ang provision	iiii acc	oruari	ice with Dunnines ar	iu Galloway	Coui	ilcii i aii	King Sta	ildalds.						
PLANNING OVERVIEW	Acces	s to th	e site is achi	evable a	and se	erved by way of exte	ension to Foo	untai	n Way v	which sh	ould link back	to Comme	rce Road.				
						CLIMATI	C FACTO	RS									

	CLIMATIC FACTORS														
What is the site aspect (e.g. N, W, etc.) This is a generally flat site SV 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	Y There is a wooded area to the east of the site which may provide some protection but site is relatively open.			Sustainable design and construction to incorporate energy efficiency measure policies OP1f and OP2.		0								
PLANNING OVERVIEW															
SEA OVERVIEW	Positive SE	A impacts could be gained through solar gain and sustainable	construc	tion tec	hniques	SEA SCORE: +									

				CULTURAL HERITAG	èΕ	
Will the development of the site affect any	_	Listed Building	Ν	Scheduled Monuments	Ν	Comment: Arch - Nearby sites indicate the possibility of prehistoric remains, evaluation
of the following including their setting	L	Conservation Area	Ν	Inventory of Historic Battlefield	N	would be required. HES - south eastern close to boundary of Culhorn Non-Inventory

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
		1 147	and Haritana Cita. I N. I	V F	N			
			orld Heritage Site N Inventory & Non-Inventory rchaeological site Y Garden or Designed Landscape			I Landscape which should be taken into account in the design and boundary treatments.	ın and lay	out or
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			possibility of prehistoric remains in nearby sites and evaluatio boundary and should be taken into account.	uired prior to development. Culhorn Non-Inventory Designed	Landsca	pe is		
SEA OVERVIEW			f nearby prehistoric remains would be required prior to develo could consider the Culhorn Non-Inventory Designed Landsca		of site. T	the design and layout of proposed SEA Score: +/	K	

	LANDSCAPE														
Is the site within or adjoining any of the following		NSAs N RSAs 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, gr landscape feat	assed site wi		L egetation or	SV			0					
Will development of the site be well integrated visually with the existing settlement		Y	Woodland shell screening from			s access to and	С	+	This feature should be retained with an adeq back for any development within this site.	quate set-	+				
Are there any locally attractive views that will be impacted by development of the site		N		site is located away from any existing residential or SV 0 ed development sites.											
PLANNING OVERVIEW		e 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 pact on the wider landscape.													
SEA OVERVIEW	There a	ere 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	Υ	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			
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 lastite 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 COM	MENT	is \	nor negative and positive SEA issues. Negative: loss of greenf within walking distance of some existing services and facilities pect should also enable positive benefit to be achieved from so	which c	ould end	courage active travel and reduce carbon emissions from trans	port. The				

Site Ref: STR.B&I2 Site name: Clashmahew	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)			
Settlement: Stranraer OS Grid Reference (Easting, Northing):	Current use: Greenfield	Existing LDP allocations/ designations: STR.B&I2			
206451, 559348 Site Size (ha): 9.82	Proposed use: Business and Industry	HMA: STRANRAER Date completed:			
. ,		Oct/Nov 2016			

Торіс	Biodiversity, Fauna and Flora	Population and Human Health			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	x	xx

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)		

BIODIVERSITY, FAUNA AND FLORA											
Do any of the following biodiversity interests		SAC	s N	LNR	N			SPAs	N	SSSIs	N
affect or have connectivity to the site? (this		NNF	R N	Local wildlife sites	N		١	latterjack toads	N	Great Crested Newts	N
includes any potential SACs and SPAs)		RAMSAF	R N	Geodiversity Sites	N	C	Other pro	otected species	N	Marine Consultation Zones	N
			Ancient/semi-natural woodland N								
		Comment	ts: There are no	o designations affecting t	his 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	o loss of habita	t connectivity or wildlife o	corridor	SV	0			0	
PLANNING OVERVIEW				issues affecting the site							
SEA OVERVIEW	There	are no know	wn SEA issues							SEA SCORE: 0	

				POPU	JLATION AND H	IUMAN	HEALTH	1					
Will the development of the site affect the					accessible it does no	ot form a	n SV	0				0	
quality and quantity of open space and		oper	n space fund	tion									
connectivity and accessibility to open space	MA												
or result in a loss of open space. Distance to nearest area of open space		Distance (km) 0-1										
Are there any of the following within or	MA	Right of \		Comme	nt:								
adjacent to the site and will development	or	Core		Comme	iit.								
impact on them	CF	Cycle		-									
What is the distance (km) to the following			/village hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience) 0-1	Bus stop	0-1
services where they exist in the settlement	CF	,	Ü		•		•			' `	´	·	
(Autumn 2015)													
What is the education catchment area			Primary						Seconda	ary			
(primary and secondary) for the site and	S	chool name:	n/a						n/a				
what is the remaining capacity within the		Remaining											
catchment. (October 2015). Distance from		capacity:											
site (km)	N 4 A	Distance:											1
Is the site within or immediately adjacent to the core areas of the biosphere	MA and	N					GIS	0				0	
the core areas of the biosphere	В	"					GIS	U					
PLANNING OVERVIEW	The s	te is located r	easonably c	lose to son	ne local services. Ne	w busine:	ses would	also p	orovide ad	ditional employment opportunities	in the area.		<u> </u>
SEA OVERVIEW	The s	te is relatively	well located	d to local se	ervices and developm	nent woul	d also impr	ove a	ccess to e	employment opportunities	SEA SCORE	: +	
	resulti	ng in positive	SEA impact	S									
· · · · · · · · · · · · · · · · · · ·										·			

Site assessment question	Related SEA Topic	Yes/No	Comment		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		Υ	Soil classification 3.1 (The James Hutton Institute)	0	X	Development would involve sealing / loss of previoundeveloped soil.	ously X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The dames Hatter History)	SV	0	undeveloped com.	0	
Are there any contaminated soils issues on the site		N	No known previous use. Former railway transects site.	С	0	Garden ground adjacent to railway may require so sampling to make sure suitable for use.	oil 0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW		•	t of the site would result in the loss of prime agricultural land.					
SEA OVERVIEW	The lo	oss of p	rime agricultural land would be a negative SEA impact.			SEA Sco	RE: 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.	С	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Υ	Port Rodie WwTW has sufficient capacity	С	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	РНН	Y	Penwhirn WTW has sufficient capacity	С	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	

Related SEA Topic Yes/No	Information source		Post mitigation score	equire
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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 extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk is Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact necessary, mitigation measures put in place.	ssues are satisfactorily resolved.
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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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			s part of a wider area used for industrial and business purpos esals and limit any emissions, including noise, that would adve				uld be u	ised to				
SEA OVERVIEW	There a	are so	me minor SEA issues in relation to impacts from existing and	any poss	ibly new	uses within this industrial area. SEA SCORE: X						

	MATERIAL ASSETS												
Is the site		_	vnfield		Comment								
		Gree	enfield	Υ									
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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 ar	e no exist	ing structures to reuse on the site.	SV	X		X				
Does the site have existing and potential mineral extraction		N				0	0		0				
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH					0	0		0				
Do sites for potential waste management		n/a											

Site assessment question	Related SEA Topic	Yes/No		Lomment Comment					Information source	Pre mitigation score		Mitiga	tion if appropr	iate		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		Con	Pylons nment	N		Bord Gais E	irann pipeline	N			Shell oil pipeli	ne N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS	Υ	MoD	Y-West Freugh		Ca	rlisle Air	port N	(Coal Authority	N		HSE	N
PLANNING OVERVIEW	requir	ed prio	r to developi	ment.			Vest Freugh Co							ations w	ith these auth	orities wi	ill be
SEA OVERVIEW			ment of a gro Air Traffic an			ould have a n	egative SEA im	npact.	Consulta	itions or	development	of these s	ites would be	SEA	SCORE: X		

	ROADS/ACCESS As the converting to the content of the AZZ Standard by the AZZ Standard by the CS Au Commence Read with its access and the content of the AZZ Standard by the content of the CS Au Commence Read with its access and the content of the CS Au Commence Read with its										
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 Stoneykirk 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				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.				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										

				CULTURAL HERITAG	ЭE	
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	Ν	Comment: Site bisected by route of former railway. Mitigation through recording would
of the following including their setting	L	Conservation Area	N	Inventory of Historic Battlefield	N	be required.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			orld Heritage Site Inventory & Non-Inventory rchaeological site Y 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		er railway runs through the western section of the site.							
SEA OVERVIEW	Record site.	ecording of any features found in investigation would provide a positive outcome from potential proposed development of the e. SEA SCORE: 0							

					L	ANDSCAPE						
Is the site within or adjoining any of the following		W	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, grandscape feat		n little ve	egetation or	SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Υ	Partial develop	Partial development with mitigation may be required.				X	Retain line of disused railway as it separa defines land uses. NB disused gasworks dominant issue – screen or mitigate – acresite and industrial estate better than acroembankment.	to North is cess via this	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	railwa	y embankment s	should be retair	ned.					SEA SCORE: 0		

	PLANNING/EFFECTIVENESS ISSUES										
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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			
I	OVERALL PLANNING COM	MENT	Th	is site is allocated in the LDP and is being recommended for in	nclusion	within I	DP2. A traffic assessment would be required to determine an	nronriate	means			
	OVERALL PLANNING COM	IVIENI		access the site but access via the disused gas works to the no		propriate	means					
	OVERALL SEA COM	MENT	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 emission aspect should also enable positive benefit to be achieved from solar gain								port. The	e sites			

Site Ref: STR.B&I3	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Site name: Railway Yard			,
Settlement: Stranraer	Current use: Former Railway Yard		
OS Grid Reference (Easting, Northing): 206786, 560483		Existing LDP allocations	/ designations: STR.B&I3
Site Size (ha): 3.38	Proposed use: Business and Industry	HMA: STR	Date completed: Oct/Nov 2016

Торіс	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	x	xx

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)		

				BIODIVERSITY,	FAUNA	AND FL	OR/	4						
Do any of the following biodiversity interests		SACs	N	LNR	N				SPAs	N		S	SSIs	N
affect or have connectivity to the site? (this		NNR	N	Local wildlife sites	N			١	Natterjack toads	Ν		Great Crested N	lewts	N
includes any potential SACs and SPAs)		RAMSAR	N	Geodiversity Sites	N		C	ther pro	otected species	Ν	Mar	rine Consultation Z	ones	N
			Ancie	nt/semi-natural woodland	N									
		Comments	: There are	no designations affecting the	nis site.									
Are there any known invasive species		N				G	SIS	0					0	
within the site						&	kC							
Will habitat connectivity or wildlife corridors		N No	loss of hab	itat connectivity or wildlife o	orridor	S	SV	0					0	
be affected by the development of the site -														
will it result in habitat fragmentation or														
greater connectivity														
PLANNING OVERVIEW	There	are no know	n biodiversi	ty issues affecting this site										
SEA OVERVIEW	There	are no know	n SEA issu	es								SEA SCORE: 0		
											•			

						POPUL	ATION AND H	HUMAN	HEALTI	4						
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		gh the space fu			ccessible it does n	ot form a	n SV	0					0	
Distance to nearest area of open space		Dist	tance (kn	n) 0-	1											
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	ì	ght of Wa Core pa Cycle pa	th N		Comment:										
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		munity/v		all (0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	9) 0-1	Bu	s stop	0-1
What is the education catchment area				Primary		l.		·			Seconda	ary		- U		
(primary and secondary) for the site and	S	chool n	ame:	N/A							N/A	-				
what is the remaining capacity within the		Cap	acity:													
catchment. (October 2015). Distance from site (km)		Dista	ance:													
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N							GIS	0					0	
PLANNING OVERVIEW							local services and ities in the area.	there are	footpaths	adjac	ent to the	site providing easy access to ope	en space. N	ew busir	nesses v	would
SEA OVERVIEW	The si	te is we						d also im	prove acces	ss to e	employme	nt opportunities resulting in	SEA SCOR	RE: +		

			SOILS	
Will development of the site result in the	N	1	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		N		SV	0		0	
or includes steep slopes)								
Are there any contaminated soils issues on		Υ	Site of former railway yard	С	X	Necessary remediation will be required before	0	
the site						redevelopment.		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW	Site is	forme	r railway yard and therefore remediation will be required prior	to devel	opment.			•
SEA OVERVIEW	Provid	led all t	he necessary remediation measures are implemented there	should b	e no SE.	A issues SEAS	CORE: 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.	С	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		С	0			0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	0	Please note there is a Combined sewer al of site.	ong west edge	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	С	0			0	
PLANNING OVERVIEW			ence of flooding connected to site and a Flood Risk Assessm the public foul sewer and the mains water supply.	ent would	be req	uired prior to development. There is sufficien	t capacity for the	e develo	opment
SEA OVERVIEW	Provid	led all th	ne necessary mitigation measures are implemented there sho	ould be n	o SEA is	ssues SI	EA 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	С	0	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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			urrently partly brownfield land and part car salvage yard. The sasess proposals and limit any emissions, including noise, that				cy OP1a	would
SEA OVERVIEW	There	are so	me minor SEA issues in relation to impacts from existing and	any pos	sibly ne	w uses within this industrial area. SEA SCORE: X		

						ı	MATE	RIAL A	ASSE	TS										
Is the site			nfield enfield	Υ	Con	nment: E	Brownfie	eld Site												
Is the site vacant or derelict		N	ls i	t containe	d with	in the V		nd Dere and Surv		N	0	+				art disused rail ict site back in		velopment	+	
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 ar	e former r	ailway	section	ns remai	ning on	site.		SV	0							0	
Does the site have existing and potential mineral extraction		N									0	0							0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N									0	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		Com	Pylons ment	N		Bord G	Gais Eira	ann pipe	line	N			Shel	ll oil pipeli	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/	NATS \	Y		Мо	DY			Car	lisle Air	port	N	•	Coal Authority	N		HSE	N
PLANNING OVERVIEW			ownfield la to develor		d within	n the Mo	oD Wes	t Freugh	Cons	ultation	Zone	and Air	r Traf	fic Consu	Itation Zor	ne and consulta	ations wit	th these auth	orities wil	l be
SEA OVERVIEW			nent of a b ir Traffic a		land w	vould ha	ive a po	sitive SE	A imp	act. Co	onsulta	tions or	n dev	elopment	of these s	sites would be	SEA	SCORE: +		

T Related S E A S	Comment	Pre mitigation score score score accordance 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 ar to create sustainable buildings in line with policies and OP2.	d look OP1f	+
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 ca incorporate energy efficiency measures in line with policies OP1f and OP2.		0
PLANNING OVERVIEW	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 HERITAG	GE				
Will the development of the site affect any of the following including their setting	L	Listed Building		Ν	Scheduled Monuments	Ν	(Comment: Arch - Former railway engine shed still upstanding. May have some residual		
		Co	onservation Area	Ν	Inventory of Historic Battlefield	Ν	r	historic rail	ilway structures worthy of reuse, recording and/or interpretation.	
		Wo	orld Heritage Site	N	Inventory & Non-Inventory	N				
		Ar	chaeological site	Υ	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.	
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									

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 within or adjoining any of the following		W	NSAs N RSAs N Comment: There a /ild Land N TPOs N	re no de	signatior	ns 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.							

PLANNING/EFFECTIVENESS ISSUES				
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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 busine 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			

SEA OVERVIEW

There are no SEA issues

SEA SCORE: 0

Site Ref: STR.MU1	Source of site suggestion: Landowner /DGC	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Site name: Stranraer Waterfront			
Settlement: Stranraer	Current use: Former ferry terminal, car park, train station		
OS Grid Reference (Easting, Northing): 205733, 561206		Existing LDP allocations	s/ designations: STR.MU1
Site Size (ha): 13.17	Proposed use: Mixed Use	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	x	xx

Есбеназ		
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 A	AND F	LOR	4					
Do any of the following biodiversity interests		SA	\Cs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			1	Natterjack toads	N	Grea	t Crested Newts	N
includes any potential SACs and SPAs)		RAMS	AR	N	Geodiversity Sites	N		(Other pr	otected species	N	Marine Cor	nsultation Zones	Υ
				Ancien	t/semi-natural woodland	N	•		•		•			
		Comme	ents: A	djacent Lo	och Ryan Marine consulta	tion 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				omment on or provide	the loss of habitat connect d	ctivity or wild	dlife	SV	0				0	
PLANNING OVERVIEW	There	are no kr	nown b	biodiversity	y issues affecting this site									
SEA OVERVIEW	There	are no kr	nown S	SEA issue	S							SEA So	CORE: 0	

					POP	ULATION AND H	IUMAN	HEALTI	Н					
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		Open sp		rrently loo	cated adjacent to site		SV	0	Design	n and layout could improve links		+	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Righ C	nt of Way Core path ycle path	N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comm	nunity/vill	age hall	0-1	Sports facilities	0-1	Hospita	alities	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)	S	chool nai Remair capad	me: P ning 19 city:							Seconda Stranrae 160	ry r Academy			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	
PLANNING OVERVIEW	This s	ite is loca	ated reas	onably cl	ose to so	me local services and	there are	footpaths	adjace	ent 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		N	Soil classification Urban (The James Hutton Institute)	0	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		Υ	Previous site investigations have shown contamination in areas of gasworks and East Pier	С	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		0	0			0	
PLANNING OVERVIEW			areas where contamination is evident and therefore remediative of coastal erosion.	on is red	quired pi	rior to development. Due to location of sit	e being adjacent to	coast t	nere is
SEA OVERVIEW	Provid	ded all t	he necessary remediation measures are implemented there sl	nould be	no SEA	A 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.	С	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	Υ	Port Rodie WwTW has sufficient capacity	С	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
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	С	0	Pre-Development Enquiry process is strongly recommended. 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						quired prior to development. Although there is existing capac overall networks and, if necessary, mitigation measures put i		h waste
SEA OVERVIEW	Provid	led all t	he necessary mitigation measures are implemented there sh	ould 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	С	0		0						
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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													

	MATERIAL ASSETS										
Is the site			nfield enfield	Υ	Comment: Returning vacant land back as parking/ rail terminal	into use	would h	nave a positive SEA impact. Part of site is in use for a numbe	er of uses	s such	
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict N Land Survey	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		?	Unknow	n		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			<u> </u>					1	T						1 1	
Does the site have existing and potential mineral extraction		N						0	0						0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N						0	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		Com	Pylons N ment		Bord Gais Eiran	n pipeline	e N			Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Y	MoD	Y			rlisle Airp			al Authority	N		HSE	
PLANNING OVERVIEW			ownfield land loca to development.	ted with	nin the MoD West F	reugh C	onsultati	on Zone	and Air	Traffic Consu	Itation Zone	and consulta	tions with	n these autho	orities wil	l be
SEA OVERVIEW	The de	velopn			would have a posit	ive SEA	impact.	Consulta	ations on	development	of these site	es would be	SEA	SCORE: +		

	ROADS/ACCESS As the converting to the convertin									
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										

	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 ne	w buil	dings should be built in such a way as to integrate solar gain	and sust	ainability	/ 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 OVE	RVIEW Positive	SEA impacts can be gained through solar gain and sustainable construction techniques.	SEA SCORE: +

				CULTURAL HERITAG	E					
Will the development of the site affect any		Listed Building	Υ	Scheduled Monuments			Arch - A number of historic built environ			
of the following including their setting		Conservation Area	Υ	Inventory of Historic Battlefield	N	relating to	the old harbour. HBE - Majority of the sit	e is within Stranraeı	Conser	vation
	L	World Heritage Site Archaeological site		Inventory & Non-Inventory Garden or Designed Landscape		should be	affects the setting of a number of Listed E given to ensure design keeps historic linl	Buildings. Very care kages and views an	ful consi d uses d	deration o not
			<u></u>			draw trade	away from historic town centre streets.		1	
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y Site contains particle in the contains parti		the Stranraer Conservation Area and ntres.	SV	0	Design and layout offers potential to in access to Town Centre.	nprove links and	+	
PLANNING OVERVIEW	Consid	eration of the listed build	dings	and conservation area will need to be	e consid	dered in th	e design and layout of proposals.			
SEA OVERVIEW	Design	and layout offers poten	tial to	improve pedestrian links to town cer	tre which	ch could h	ave a positive SEA impact	SEA SCORE: +		

					L	ANDSCAPE						
Is the site within or adjoining any of the following	-	W	NSAs N	RSAs TPOs		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	Key opportunit port. Highly vis Stranraer wate	sible 'flagship' s	ite whic		С	0	Scale and character of any development should r context and needs to be high quality in all aspects planning and design in order to be successful. Interrelationships with existing street patterns, key and pedestrian circulation will all be critical.	s of site	0	
Are there any locally attractive views that will be impacted by development of the site		Υ	Development r	may impact vie	ws over	Loch Ryan	С	X	Interrelationships with existing street patterns, key and pedestrian circulation will all be critical.	y views	0	
PLANNING OVERVIEW	Develop	ment	could have a po	sitive impact or	n the tov	wn as a whole by req	generating	the form	ner waterfront but it will require careful design.		•	
SEA OVERVIEW	There a	re no	SEA issues subj	ect to careful d	esign of	f development.			SEASo	ORE: 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 sett boundary within the LDP	tlement	Y	Site is allocated for mixed use within the settlement boun	dary.				
Have all landowners been identified and have agreed to disposal/development of the site	e they	Y	The site is in multiple ownership.					
Are there any known restrictive covenants or strips	ransom	N						

but completion of entire site unrealistic.

Can the site be delivered within the LDP timeframe

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.

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

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.

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	
OS Grid Reference (Easting, Northing): 204409, 561761		Existing LDP allocations/ designations:
Site Size (ha): 10.63	Proposed use: Housing	HMA: Stranraer Date completed: Oct/Nov 2016

Торіс	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

Legenus		
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)		

Toeisted SEA contraction noiseasses as a second sec	Comment	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required	ו
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					BIODIVERSITY,	FAUNA	AND	FLOR	Ą						
Do any of the following biodiversity interests		5	SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	N Local wildlife sites N Natterjack toads N Great Crested Newts N										N	
includes any potential SACs and SPAs)		RAM	ISAR	N Geodiversity Sites N Other protected species N Marine Consultation Zones N											
1			•	Ancient/semi-natural woodland N											
		Comn	nents:												
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													
PLANNING OVERVIEW	There	are he	dgerows	on and w	vithin vicinity and therefore	measures	to enh	ance bio	diversity	should be consid	lered in th	e proposal.			
SEA OVERVIEW	There	are no	SEA iss	sues subje	ect to mitigation								SEA SCORE: 0		

				POP	ULATION AND H	IUMAN	HEALTH	ł					
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			ce (km) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Co	of Way N ore path N cle path N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		unity/village hall	1-5	Sports facilities	1-5	Hospita	lities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ry	•		
(primary and secondary) for the site and	S	chool nam	ne: Sheucan						Stranrae	r			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remaini capac	ty:						160				
site (km)		Distand	ce: 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
1	В							
PLANNING OVERVIEW	This s	ite is I	ocated reasonably close to some local services					
SEA OVERVIEW			vell located to local services, provides options for active travel ulting in positive SEA impacts	and dev	relopme	nt would also support local facilities and SEA Score: +		

			SOILS						
Will development of the site result in the		Υ	Soil classification 3.1	0	X		Х		
loss of the best quality agricultural land			(The James Hutton Institute)						
Would the development of the site result in		N		SV	0		0		
soil or coastal erosion (adjacent to the coast									
or includes steep slopes)									
Are there any contaminated soils issues on		Ν		С	0		0		
the site									
Is the site on peatland and could the		N		0	0		0		
development of the site lead to a loss of	CF								
peat									
PLANNING OVERVIEW	PLANNING OVERVIEW Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	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.	С	Х	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		С	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	С	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	Υ	Auchneel WTW has sufficient capacity	С	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
supply									
PLANNING OVERVIEW	There to con	is evid	dence of flooding connected to site and a Flood Risk Assessm to the mains water supply and wastewater treatment works. Th	ent wou	ld be red rising m	quired prior to development. There is sufficional sufficional sufficional sufficient is sufficient to the boundary and a 12" trunk main within the boundary and a 12" trunk main sufficient	ent capacity for the nalong the north of	developedge of	oment site.
SEA OVERVIEW	Provid	ed all	the necessary mitigation measures are implemented there sh	ould 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	С	0		0				
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	N Greenfield SV 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	PLANNING OVERVIEW There are no known air quality issues in relation to the site.										
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues. SEA Score: 0										

					MATERIAL ASSET	S			
Is the site		Brow	vnfield		Comment				
		Gree	enfield	Υ					
Is the site vacant or derelict		N	ls	it containe	ed 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			C	Comment			Information source	Pre mitigation score		Mitigatio	on if appropi	riate		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		Con	Pylons nment	N		Bord Gais Eirann	pipeline	N			Shell oil pipel	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS	Y	MoD	Y		Ca	rlisle Airp	oort N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		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 ired prior to development.							ould be								
SEA OVERVIEW	The de	e 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.					
PLANNING OVERVIEW											
SEA OVERVIEW	Positive	e SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +									

Site assessment question Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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				CULTURAL HERITA	GE							
Will the development of the site affect any of the following including their setting	L	Listed Building Conservation Area World Heritage Site Archaeological site	N N	Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N N	Pi E' H ha sp si	ossibility valuation BE - Any ave retair poil the w	Arch - Site of cross (now in Stranraer Museum) in eastern part of of prehistoric remains based on topography and known adjacent so will be required. If development in this area of sloping land where sporadic farm-steened long views inland and towards the sea should be designed so wider setting of the settlement of Stranraer. Small parts of this and to existing development might be acceptable with very careful lay	sites. adings as not to nearby			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y			00	SV	0	Recording of any features found in evaluation 0				
PLANNING OVERVIEW	Some	archaeological evaluatio	n and	d/or mitigation will be required.								
SEA OVERVIEW	Provide concer	, ,	that any archaeological features are evaluated / mitigated and any finds recorded there would be no further SEA SCORE: 0									

	LANDSCAPE													
Is the site within or adjoining any of the following		W	NSAs N ild Land 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 def	ined by hedge	erows ar	nd gorse coverts.	С	0			0			
Will development of the site be well integrated visually with the existing settlement		N	Upper slopes n	Jpper slopes not considered suitable for development.					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 overlooks loch.			eper bank and ricultural character	С	0	Upper 2/3rds of site should be protected development.	from	0			
PLANNING OVERVIEW		Development with mitigation. Development of upper slopes considered unsuitable for development and therefore land on lower slopes and considered to be ated with STR.H8.												
SEA OVERVIEW	Develo	pment	of lower slopes v	vould not resu	ılt in SEA	A concerns				SEA SCORE: 0	•			

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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 agreed to disposal/development of the site	e they	Y	The site is currently in single ownership.					
Are there any known restrictive covenants or strips	ransom	N						
Can the site be delivered within the LDP time	frame	N	LDP timeframe			can be developed and therefore unlikely this site could be dev	•	
OVERALL PLANNING COM	IMENT							

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.

Site Ref: STR.H202 Site name: West Leafield - B	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)				
Settlement: Stranraer	Current use: Greenfield					
OS Grid Reference (Easting, Northing): 204948, 560758		Existing LDP allocations	s/ designations: STR.H2			
Site Size (ha): 1.13	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016			

Торіс	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

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)		

Related SEA Yes/No	Information source	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	AND	FLORA	4						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			N	latterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	ISAR	N Geodiversity Sites N Other protected species							N	M	arine Consultation 2	Zones	N
				Ancient/semi-natural woodland N											
		Comn	nents: Th	s: 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		ectivity to gr may be affe	reen fields and woodland ected.	I to the Sou	th	SV	X	tree species in and the creation	emented, standscape on of green toorridors,	such as the us schemes, ha ways and wild footpaths and	e of locally native bitat creation,	0	
PLANNING OVERVIEW	Greer	enfield 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 issu	ues subject	t to mitigation								SEA SCORE: 0		

					POP	ULATION AND H	UMAN	HEALTH	1					
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.	МА	N			eenfield o	on edge of settlement.		SV	0	_	n and layout should consider provisi en space.	ion of or links	0	
Distance to nearest area of open space				m) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of W Core pa Cycle pa	•	Comm	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	1-5	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary	•	•				Seconda	ary			
(primary and secondary) for the site and	S	chool na	ame:	Sheuchan	Primary					Stranrae	r Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		capa	naining pacity: 160											
site (km)		Dista	ince:	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 adjacen open space.	t to the site providing easy access to
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)	0	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	С	0		0		
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0		
PLANNING OVERVIEW	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.	С	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		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ	Auchneel WTW has sufficient capacity	С	0		0					
PLANNING OVERVIEW	There	is evide										

Site assessment question Yes/No Yes/No	Pre mitigation score score score witigation it 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

			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	С	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 O 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.					
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site						
SEA OVERVIEW	There a	There are no known SEA issues SEA Score: 0							

					MATERIAL ASS	SETS						
Is the site		Brow	nfield		Comment: Loss of greenfield we	ould ha	ve a neg	gative SE	EA impact			
		Green	nfield	Υ					•			
Is the site vacant or derelict		N/	ls	it containe	ed within the Vacant and Derelict	N	SV	0			0	
		Α			Land Survey							
Will development of the site minimise		N					SV	0			0	
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		N					0	0			0	
mineral extraction												
Is the site in the vicinity of a waste	D	N					0	0			0	
management site and could, therefore,	PHH											
compromise the waste handling operation		n/a										
Do sites for potential waste management facilities comply with the locational criteria		n/a										
set out in annex B of the Zero Waste Plan												
(paragraph 4.9)												
Are there any of the following servicing			Pylons	I N	Bord Gais Eirann pipeline	N	1	1	Shell oil pipeline N	Transco pi	peline	N
constraints that impact on the development		Comr		1 1		1	l					1

Site assessment question	Related SEA Topic	Yes/No		•	Comment			Information source	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
L of the cite		_												-	
of the site Will development of the site require			Air Traffic/NATS	V	MoD	Iv	1	Co	rliala Air	port N	Coal Authority	N		HSE	N
consultation with any of the following bodies			All Hallic/NATS	T	IVIOD	ī		Ca	IIISIE AII	port	Coal Authority	IN		ПОЕ	IN
PLANNING OVERVIEW			greenfield site loca r to development.	ted wit	thin the MoD West F	reugh C	onsulta	tion Zon	e and A	ir Traffic Cons	sultation Zone and consulta	ations w	vith these author	orities wi	ll be
SEA OVERVIEW	The de	e 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	The site slopes up hill – North East facing					0				
Can the site make best use of solar gain	N	limited	SV	0	If possible, the layout and design should gain and look to create sustainable build policies OP1f and OP2.	d ensure solar dings in line with	+				
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 tec incorporate energy efficiency measures policies OP1f and OP2.	in line with	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	ositive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +									

				CULTURAL HERITAG	ЭE	
Will the development of the site affect any		Listed Building	Ν	Scheduled Monuments	Ν	Comment: HBE - Long narrow site adjacent to relatively modern development with no
of the following including their setting	L	Conservation Area	Ν	Inventory of Historic Battlefield	Ν	Listed Buildings and not near the conservation area. Runs along the lower contours of
		World Heritage Site	N	Inventory & Non-Inventory	N	Gallow Hill.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	Post mitigation		Consultation required			
	Ī	ГА	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	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			NSAs	N	RSAs		Comment: There ar	e no des	ignations	s affecting the site.			
following		Wi	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		Z						SV	0			0	
Will development of the site be well integrated visually with the existing settlement		Υ						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 a	are no	known lar	ndscape	e issues affect	ing 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	Υ	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	Υ	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	Υ	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	carri	site forms part of allocated housing site STR.H2 in the current LDP which currently has planning permission and therefore considered suitable to be ed 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 site is achievable and development would allow for potentially improved pedestrian connections to the settlement.									
OVERALL SEA COMMENT	and	or negative and positive SEA issues. Negative: Loss of greenfield and prime agricultural land. Positive: site is within walking distance of existing services facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect may also enable positive benefit to be leved from solar gain.									

Site assessment question	Related SEA Topic Yes/No	Comment	ource	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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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	
OS Grid Reference (Easting, Northing): 204703, 561524		Existing LDP allocations/ designations:
Site Size (ha): 5.61	Proposed use: Housing	HMA: Stranraer Date completed: Oct/Nov 2016

Торіс	Biodiversity, Fauna and Flora	Population and Human Health Soils		Soils Water		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

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)		

Related SEA Copic	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		SA	ACs	N	LNR	N				SPAs	N		SS	SIs	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested Ne	wts	N
includes any potential SACs and SPAs)		RAMS	SAR	N	Geodiversity Sites	N		0	ther pr	otected species	N	M	arine Consultation Zo	nes	N
			Ancient/semi-natural woodland N												
		Comm	omments: There are no designations affecting this site.												
Are there any known invasive species within the site		N					GIS & C	-	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)				
PLANNING OVERVIEW	There	are no is	ssues	related to	this site										
SEA OVERVIEW	There	here 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 Dista	ance (km	n) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	-	ht of Wa Core pat Cycle pat	h N	Commer	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comr	nunity/vi	llage hall	1-5	Sports facilities	1-5	Hospita	alities	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	S	School na Rema capa	ning 1	Primary Sheucan 156						Secondary Stranraer 160				
site (km) Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Dista	nce: 1	l - 5				GIS	0	1-5			0	
PLANNING OVERVIEW SEA OVERVIEW														

Site assessment question	Related SEA Topic Yes/No	Comment	nformation	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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services resulting in positive SEA impacts

			SOILS										
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 (The James Hutton Institute)	0	X			X					
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The dames Hutton institute)	SV	0			0					
Are there any contaminated soils issues on the site		N		С	0			0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0					
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land.										
SEA OVERVIEW	The lo	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.	С	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		С	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	С	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	С	0	Please note there is a 12" Trunk main along North edge of site	0				
PLANNING OVERVIEW		nere 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 evelopment 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 site.									

Related Site assessment question	Comment	Information source Pre mitigation it at the mitigat	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

			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	С	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 a	e are no known SEA issues SEA Score: 0										

					MATERIAL ASSETS				
Is the site		_	vnfield enfield	Υ	Comment				
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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				0	0	0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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	5	Mitigation if appro	opriate	Post mitigation score	Consultation required
Are there any of the following servicing			Pylons N	Bord Gais Firann pipeling				ineline N	_	pipeline	1

Are there any of the following servicing		Pylons N		Bord Gais Eirann p	ipeline	N	Shell	l oil pipel	ine N			Transco pipeline	N
constraints that impact on the development of the site		Comment											
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Υ	MoD	Y		Carlisle Airport	N	Co	al Authority	N	HSE	N
PLANNING OVERVIEW	Develo	pment of this site would i	result in	the loss of a greenfie	eld land	t							
SEA OVERVIEW	The los	s of greenfield land woul	d 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.											
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 so to create sustainable buildings in line will and OP2.		+					
Is the site protected from prevailing winds		N	Open field and quite exposed.	SV	X	Sustainable design and construction tec incorporate energy efficiency measures policies OP1f and OP2.	chniques can in line with	0					
PLANNING OVERVIEW	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	ve SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +											

			CULTURAL HERITAC	ЗE	
Will the development of the site affect any		Listed Building N	Scheduled Monuments	N	Comment: Arch - Close to site of early Christian cross, possibility of prehistoric remains
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν	due to proximity of prehistoric settlement, evaluation will be required.
	_	World Heritage Site N	Inventory & Non-Inventory	Ν	HBE - On edge of existing development but topography should be respected and views
		Archaeological site Y	Garden or Designed Landscape		above and out from existing housing developments should be carefully considered.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriat	te	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 eva	lluation	0	
PLANNING OVERVIEW	Some	archa	eological evaluation and/or mitigation will be required						
SEA OVERVIEW	Provid conce		at any archaeological features are evaluated/mitigated and an	y finds re	ecorded	there would be no further SEA	SEA SCORE: 0		

							LA	NDSCAPE						
Is the site within or adjoining any of the following		W		N N	RSAs TPOs		- '	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						ssed previously er slopes (site	С	0	Suitable for development with mitigation (reinf western boundary with hedgerow and tree pla		0	
Will development of the site be well integrated visually with the existing settlement		Υ							С	0			0	
Are there any locally attractive views that will be impacted by development of the site		N							С	0			0	
PLANNING OVERVIEW	There a	are no	landscape	e issues	affecting this	s site so	lon	ng as development is	kept to	lower p	art of site.			
SEA OVERVIEW	There a	are no	SEA cond	erns							SEA	A Score: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	The site is adjacent to the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	town more as th	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 . 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 a 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 lis 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 nically possible to develop they are not required to meet housing land requirements at this time. A number of other sites have been included for

Related SEA Yes/No	Information source	Mitigation if appropriate	tigat atio	
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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.

Site Ref: STR.H204 Site name: Land at Laigh Auchneil	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):			
Settlement: Stranraer	Current use: Greenfield				
OS Grid Reference (Easting, Northing): 204476, 562105		Existing LDP allocation	s/ designations:		
Site Size (ha): 2.52	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016		

Торіс	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

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)		

Toeisted SEA contraction noiseasses as a second sec	Comment	Pre mitigation score score Witigation if appropriate	Post mitigation score Consultation required	ו
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	BIODIVERSITY, FAUNA AND FLORA														
					<u> </u>					004					T
Do any of the following biodiversity interests			ACs	N	LNR	N					SPAs N			SSSIs	
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		(Other pr	otected species	N	M	arine Consultation 2	Zones	N
	Ancient/semi-natural woodland N						_								
		Comments: There are no designations affecting this site.													
Are there any known invasive species		N						GIS	0					0	
within the site								& C							
Will habitat connectivity or wildlife corridors be affected by the development of the site –		N			e native hedgerow field bo al habitat fragmentation du			SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native				0	
will it result in habitat fragmentation or				enfield site	9	ie to trie ios	55 UI			tree species in					
greater connectivity			a gree	erineia site	,					and the creation					
greater connectivity										along transport					
										encourage the			cycle ways, to		
DI ANNINO OVERVIEW	Thoro	are bee	daorowa	on and w	vithin vicinity and therefore	moocuroc	to onh	anco bio	divorcity						L
PLANNING OVERVIEW			<u> </u>			illeasules	to enn	arice bio	uiveisit	y si louiu de consid	Jereu III III	e proposal.	1		
SEA OVERVIEW	There	are no	SEA iss	sues subje	ect 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.	MA	cr pa	eation of path a	open space developed on site, site would require of path along Leswalt Road to join current to reach nearby Open Space on coastline.								0	
Distance to nearest area of open space		Distanc	e (km) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Cor	of Way N e path N e path N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		ity/village hall	1-5	Sports facilities	1-5	Hospita	lities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary						Seconda	ry			
(primary and secondary) for the site and	S	chool name	: Sheuchan						Stranraer	r			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remainin capacity	0						160				
site (km)		Distance	e: 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		
	В									
PLANNING OVERVIEW			ocated reasonably close to some local services but pathways							
SEA OVERVIEW			is well located to local services, provides options for active travel and development would also support local facilities and resulting in positive SEA impacts SEA SCORE: +							

T												
SOILS												
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification (The James Hutton Institute)	0	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.	С	0		0					
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0					
PLANNING OVERVIEW		•	of the site would result in the loss of prime agricultural land.									
SEA OVERVIEW	The lo	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	С	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		С	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Υ	Port Rodie WwTW has sufficient capacity	С	0	0	
Is there sufficient capacity for the development to connect to the mains water	PHH	Υ	Auchneel WTW has sufficient capacity	С	0	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
supply								
PLANNING OVERVIEW			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	С	0		0			
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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	N Proposed use is for residential site SV 0							
PLANNING OVERVIEW	There a	are no	known air quality issues in relation to the site							
SEA OVERVIEW	There a	are no	no known SEA issues SEA Score: 0							

			MATERIAL ASSETS					
Is the site			wnfield Comment: Loss of greenfield would ha	ve a neg	ative SE	A impact		
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict N Land Survey	0	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		0	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		0	0		0	
Do sites for potential waste management facilities comply with the locational criteria		n/a						

Site assessment question	Related SEA Topic	Yes/No		Ó	Comment			Information source	Pre mitigation score		Mitigatio	on if appropr	iate		Post mitigation score	Consultation required
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		Cor	Pylons N mment		Bord Gais Eirann	pipeline	N		1	Shell oil pipe	eline N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ	MoD	Y		Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		ite is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be ed prior to development.								ll be						
SEA OVERVIEW	The de	evelop	ment of a greenfield	d site w	ould have a negativ	/e SEA ir	npact.						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 FACTOR	RS							
What is the site aspect (e.g. N, W, etc.)	F	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 to create sustainable buildings in line with p and OP2.	r gain and look policies OP1f	+			
Is the site protected from prevailing winds	N	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		ouildings should be built in such a way as to integrate solar ga			· · · · · · · · · · · · · · · · · · ·	n.				
SEA OVERVIEW	Positive S	SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +								

CULTURAL HERITAGE

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation	<u>9</u>	Mitigation if appropriat	e	Post mitigation score	Consultation required
Will the development of the site affect any of the following including their setting	L	V	Listed Building N Scheduled Monuments Conservation Area N Inventory of Historic Battlefield Vorld Heritage Site N Inventory & Non-Inventory Archaeological site N Garden or Designed Landscape	N I	backg	ground	Arch - No known historic environment fea d evidence for settlement and burial indic valuation would probably be required.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N	The state of the s	SV	0	0			0	
PLANNING OVERVIEW SEA OVERVIEW			y evaluation is required prior to development the necessary mitigation measures are implemented there sh	ould be	e no S	SEA is	ssues	SEA SCORE: 0		

					ı	LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		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	Redevelopmer dwelling chang				С	0	Now suitable for development with mitigation specifically to create strong boundary to nort		0	
Are there any locally attractive views that will be impacted by development of the site		N	Gateway deve	lopment site, v	ery pror	minent,	SV	0	A limited development could be accommoda appeared as a logical extension to settlemer quality design as mitigation.		0	
PLANNING OVERVIEW	Landso	ape m	itigation is requir	ed and should	l be inco	orporated in the des	sign and layo	out of pr	oposal.			
SEA OVERVIEW	Provide	ed all th	ne necessary mit	tigation measu	ires are	implemented there	should be n	o SEA i	ssues	EA SCORE: 0		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site adjoins the settlement boundary.
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Υ	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 die mitigation score Consultation required required required for the mitigation required service of the mitigation required for the mitigation required for the mitigation score for the mitigation score for the mitigation for the mitigation score for the mitigation for the mitigatio
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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.
	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

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

Торіс	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

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 Kelated SEA Yes/No Yes/N	Pre mitigation score Post mitigation score Consultation
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					BIODIVERSITY,	FAUNA	AND	FLOR	A						
Do any of the following biodiversity interests			SACs	N	LNR	N				SPAs	N			SSSIs	N
affect or have connectivity to the site? (this			NNR	NR N Local wildlife sites N Natterjack toads N Great Crested Newts N											
includes any potential SACs and SPAs)		RAM	ISAR	R N Geodiversity Sites N Other protected species N Marine Consultation Zones N									N		
				Ancient/semi-natural woodland N											
		Comn	mments:												
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 site.	e are trees	and hedgerows on the bo	undary of	the	SV	X	Where approprishould be implestree species in and the creational along transport encourage the	emented, landscape n of green corridors	such as the use e schemes, hab ways and wildl , footpaths and	e of locally native bitat creation, ife corridors	0	
PLANNING OVERVIEW	There	ere are trees and hedgerows on the site boundary and therefore measures to enhance biodiversity should be considered in the proposal.													
SEA OVERVIEW	There	re are no SEA issues subject to mitigation SEA Score: 0													

					POP	ULATION AND H	UMAN	HEALTH	1					
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.	МА		to it sho	ould be pro		open space and there site layout and design		SV	0				+	
Distance to nearest area of open space		Dista	nce (km	1) 0										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Č	nt of Wa Core pat ycle pat	h N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Comm	nunity/vi	llage hall	1-5	Sports facilities	0-1	Hospita	alities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			F	Primary			•			Seconda	ary			
(primary and secondary) for the site and	S	chool na	me: E	Belmont						Stranrae	er Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remair capa	9	2						160				
site (km)		Distar	nce: C)-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	opic Yes,	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
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	This is a greenfield site on edge of settlement and located reasonably close to some local services. There are footpaths adjacent to open space. There is limited pupil capacity at Belmont Primary School.	the site providing easy access to
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 3.1 (The James Hutton Institute)		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.	С	Х	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	0 0									
PLANNING OVERVIEW	Devel	evelopment 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 lo	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.	С	Х	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		С	0		0			
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	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	РНН	Y	Penwhirn WTW has sufficient capacity	С	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.		
PLANNING OVERVIEW SEA OVERVIEW			cords of flooding in connection with the site and therefore a flue necessary mitigation measures are implemented there sh			•	·	

	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	С	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	N The proposed use of the site is residential SV 0							
PLANNING OVERVIEW	VIEW There are no known air quality issues in relation to the site									
SEA OVERVIEW	There a	nere are no known SEA issues SEA Score: 0								

	MATERIAL ASSETS										
Is the site			nfield		Comment						
		Gree	enfield	Υ							
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict Land Survey	0	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				0	0		0		

Site assessment question	Related SEA Topic	Yes/No			Comme	nt			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							0	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			Pylons	N	Bord	Gais Eirann	pipeline	N			Shell oil pipeli	ne N			Transco	pipeline	N
constraints that impact on the development of the site		Con	nment														
Will development of the site require consultation with any of the following bodies			Air Traffic/N			MoD	Υ			rlisle Airp			al Authority	N		HSE	N
PLANNING OVERVIEW			ld site is loca lopment.	ited within	the MoD \	Vest Freugh	Consult	ation Zo	ne and	Air Traff	ic Consultation	n Zone and	consultations	with thes	e authorities	will be i	required
SEA OVERVIEW			ment of a gre	enfield sit	e would ha	ve a negativ	re SEA ii	mpact.						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	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.)		Sligh	ntly 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	Х	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0			

Yeared SEA Yeared SEA Xelated	Pre mitigation score score Witigation 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 constru	ction.
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		Listed Building N	ν	Scheduled Monuments	Ν			Arch - No known historic environment fe			
of the following including their setting		Conservation Area N	Ν	Inventory of Historic Battlefield	N			d evidence for settlement and burial indic	cate the possibility o	f prehis	toric
	_	World Heritage Site N	Ζ	Inventory & Non-Inventory	Ν	re	emains, ev	aluation would probably be required.			
		Archaeological site Y	Y	Garden or Designed Landscape							
Will the development of the site result in the		Υ			S	SV	0	Recording of any features found in inve	estigation	0	
opportunity to enhance or improve access	L										
to the historic environment											
PLANNING OVERVIEW	Some	archaeological evaluation a	and/	or mitigation will be required							
SEA OVERVIEW	Provide	ed that any archaeological f	feat	tures are evaluated / mitigated and	any fi	inds r	recorded	there would be no further SEA	SEA SCORE: 0		
	concer	ns									

					L	ANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		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	Trees form gat trees east of S			opment however, new gateway.	С	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		Υ	Site will overloo a logical limit to SNH - Promine appear well rel	development nt site in oper	in this a	side. Does not	С	0		0	
Are there any locally attractive views that will be impacted by development of the site		Υ	Site will be visi parts of Stranra		lling alo	ng A77 and from	SV	0		0	
PLANNING OVERVIEW	Edge o	f town	site which will ov	erlook Stranra	er but s	ite lies above change	in gradie	nts and	could form logical limit to development.		
SEA OVERVIEW	There a	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
		1 1/	I 77					
Is the site situated within or adjacent to a sett boundary within the LDP	lement	Y	The site is allocated for housing within the settlement bour	ndary				
Have all landowners been identified and have	they	Υ	The site is in single ownership					
agreed to disposal/development of the site								
Are there any known restrictive covenants or strips	ransom	N						
Can the site be delivered within the LDP time	frame	Υ	Site is technically possible to be developed within LDP time	eframe.				
OVERALL PLANNING COM	MENT	towr curr a ma site at th	n. There are sites considered more suitable in terms of place ent residential development adjacent. Road access to the sit asterplan approach with STR.H207 as this adjoining land is of would form a large extension to the town and although the s	making e is from depende ite may b	and trant the A7 nt on S ⁻ oe techr	umber of sites that have been submitted for consideration to the temporal links from the site to the town centre are difficult to ach and development layout and design of STR.H205 should confrom the street access. In isolation or through combination with splically possible to develop it is not required to meet housing later considered to provide a more appropriate pattern of development.	ieve thro insider ac STR.H20 nd requir	ugh the ccess or 7, this rements
OVERALL SEA COM	MENT	Mino facil	or negative and positive SEA issues. Negative: loss of green	field, prii emissio	me agrions from	cultural land. Positive: site is within walking distance of existin transport. The sites aspect should also enable positive benef	g service t to be a	s and chieved

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	
OS Grid Reference (Easting, Northing): 205389, 559572		Existing LDP allocations/ designations:
Site Size (ha): 19.02	Proposed use: Housing	HMA: Stranraer Date completed: Oct/Nov 2016

Торіс	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

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	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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				BIODIVERSITY,	FAUNA AND	FLOR	4				
Do any of the following biodiversity interests affect or have connectivity to the site? (this		SACs NNR		LNR Local wildlife sites		SPAs Natterjack toads				SSSIs Great Crested Newts	
includes any potential SACs and SPAs)		RAM							arine Consultation 2	Zones	
		Comn	nents: 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	site.	es and hedgerows on the bo	·	SV	X	Where appropriate, mea should be implemented, tree species in landscap and the creation of gree along transport corridors encourage the movemen	such as the us e schemes, hal nways and wild i, footpaths and nt of species.	e of locally native bitat creation, life corridors I cycle ways, to	
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 sub	ject to mitigation						SEA SCORE: 0	

				POP	ULATION AND H	IUMAN		ł	Ļ				
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		e located adja ovided to mak		n space and links could pace	d be	SV	0				+	
Distance to nearest area of open space		Distance	e (km)										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		f Way Y e path N e path N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		ty/village hall	1-5	Sports facilities	0-1	Hospita	lities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Primary	•					Seconda	ary			
(primary and secondary) for the site and	S	chool name	: Belmont						Stranrae	er Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remaining capacity	<u> </u>						160	•			
site (km)		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 appropriat	e	Post mitigation score	Consultation required
	В								
PLANNING OVERVIEW	Site is	not w	ell connected and development adjoining does not offer much There is limited capacity at local primary school.	scope f	or the pe	edestrian and transport links, therefore rec	uiring access point	s to the	SE and
	INVV O	site.	rhere is limited capacity at local primary school.						
SEA OVERVIEW							SEA SCORE: +		

			SOILS					
Will development of the site result in the		Υ	Soil classification 3.1	0	X		X	
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 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.						
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW	Devel	opment	of the site would result in the loss of prime agricultural land a	and there	might b	e limited areas of contamination that would require remedia	tion.	
SEA OVERVIEW	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.	С	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		С	0		0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodies WwTW outwith zone	С	0		0				
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Υ	Penwhirn WTW has sufficient capacity	С	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

t									
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	С	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							
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site								
SEA OVERVIEW	EA OVERVIEW There are no known SEA issues SEA Score: 0								

	MATERIAL ASSETS										
Is the site		_	wnfield Y	Comment							
Is the site vacant or derelict		N	Is it contai	ned within the Vacant and Derelict Land Survey	0	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 greenfie	ld	SV	Х		Х			
Does the site have existing and potential mineral extraction		N			0	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0	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		Mitigatio	n if appropr	iate		Post mitigation score	Consultation required
And the second the fellowing and it is		I Biling I N	_	Band Oa's Einan	ada a Cara III.			Ob all all all all all	I NI	T		T		I NI I
Are there any of the following servicing constraints that impact on the development of the site		Pylons N Comment		Bord Gais Eirann	pipeline N			Shell oil pipel	ine N			Transco p	ipeline	N
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Υ	MoD	Y	Ca	rlisle Aiı	rport N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW		e 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 juired prior to development.												
SEA OVERVIEW	The de	evelopment 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										

		CLIMATIC FACTORS	3					
What is the site aspect (e.g. N, W, etc.)	S	Slightly north facing rising steeper towards the southern end SV 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	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.						
PLANNING OVERVIEW	NG 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 S	Positive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +						

				CULTURAL HERITAG	ÈΕ	
Will the development of the site affect any		Listed Building	N	Scheduled Monuments	Υ	Comment: Arch - Nationally important Scheduled Monument in north-western half of
of the following including their setting	L	Conservation Area	N	Inventory of Historic Battlefield	N	the site would have to be completely avoided, including significant buffer. Evaluation
		World Heritage Site	N	Inventory & Non-Inventory	N	would be required for the rest of the site.

Site assessment question	Related SEA Topic	Yes/No		Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
		A	rchaeological site N	Garden or Designed Landscape	ir o g	Schedule mpacts of the more than the	is allocation is likely to have a direct impact on the Mid Ochtre ed Monument, Index no. 7368) which is located within the land on the scheduled area should be avoided. Development that donument would require Scheduled Monument Consent, which As the monument survives as cropmark of an oval enclosure, ne scheduled area, but within the remainder of the land, is unling issues.	d parcel. irectly im is unlike developi	Direct npacts ely to be ment	
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 SEA OVERVIEW		Development would need to completely avoid the nationally important Scheduled Monument in the NW half of site. 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	-	W	NSAs N RSAs N Comment ild 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.	С	0			0	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0			0	
PLANNING OVERVIEW	Concerr	ns reg	parding how site would fit with existing settlement but careful of	design co	ould resul	It in a suitable extension to development.			
SEA OVERVIEW	There a	re no	SEA issues				SEA SCORE: 0	<u> </u>	

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	Υ	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	Υ	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		
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 COM	MENT	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.								

Site Ref: STR.H208	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	anning applications, (ref. Nos. oproval date):
Site name: west of Springbank			
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 204534, 561440		Existing LDP allocations	s/ designations:
Site Size (ha): 6ha	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	Biodiversity, Fauna and Flora	Population and Human Health	' Solls I	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
Score	0	+	Х	0	0	Х	+	0	Х

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

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		S	ACs	N	LNR	N			SPAs	N	SSSIs	N		
affect or have connectivity to the site? (this		١	NNR N Local wildlife sites N Natterjack toads N G								Great Crested Newts	N		
includes any potential SACs and SPAs)		RAMS	ISAR N Geodiversity Sites N Other protected species N Marine Consultation Zones N											
				Ancient/semi-natural woodland N										
		Comm	ents: Th	nts: There are no designations affecting this site.										
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									0			
PLANNING OVERVIEW	There	are no b	oiodiver	sity concer	rns affecting this site.			•						
SEA OVERVIEW	There	e is no SEA issues SEA Score: 0												

					POPUL	ATION AND H	IUMAN	HEALTH	1					
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 Distance	(lcm)	0-1				GIS	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Core	Way path	N N	Comment:									
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Communi		e hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			Prima							Seconda	,			
(primary and secondary) for the site and	S	chool name:	_	ıchan							r Academy			
what is the remaining capacity within the catchment. (October 2015). Distance from		Remaining capacity:								160				
site (km)		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 s	ite is located	reasona	ably cl	ose to some	local services and	there are	e footpaths	adjac	ent 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 a SEA impacts	o support local facilities and services resulting in positive SEA SCORE: +
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			SOILS					
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 (The James Hutton Institute)	0	Х		Х	
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.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW		•	of the site would result in the loss of prime agricultural land.				•	
SEA OVERVIEW	The lo	oss of p	rime 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.	С	Х	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y	Port Rodies WwTW outwith zone	С	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	Υ	Auchneel WTW has sufficient capacity	С	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
						Development Enquiry process is strongly recommended.		
PLANNING OVERVIEW	There	is evic	dence of flooding connected to site and a Flood Risk Assessn into connecting this site is required.	nent wou	ld be red	quired prior to development. The site is outwith the Port Rod	ie WwTW	and
SEA OVERVIEW	Provid	ded all	the necessary mitigation measures are implemented there sh	ould 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	С	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			known air quality issues in relation to the site									
SEA OVERVIEW	There a	are no	known SEA issues			SEA SCORE: 0						

					MATERIAL ASSETS				
Is the site			vnfield enfield	Y	Comment				
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict N Land Survey	0	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	Loss of greenfield				X	
Does the site have existing and potential mineral extraction		N				0	0	0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0	0	
Do sites for potential waste management		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment						Information source	Pre mitigation score		Mitigatio	n if appropr	iate		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		Com	Pylons	N		Bord Gais Eira	nn pipeline	e N			Shell oil pipel	ine N			Transco	pipeline	N
of the site Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS	Υ	Mol) Y		Ca	rlisle Air	port N	Co	al Authority	N		HSE	N
PLANNING OVERVIEW SEA OVERVIEW	require	ed prior	to developr	nent.		hin the MoD Wes			tion Zon	e and Ai	r Traffic Cons	ultation Zone	and consulta		th these auth	orities w	ill be

	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.)		Nort	h 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	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	ive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score:+								

				CULTURAL HERITAG	θE	
Will the development of the site affect any	-	Listed Building	N	Scheduled Monuments	N	Comment: Arch - Close to site of early Christian cross, possibility of prehistoric remains
of the following including their setting	L	Conservation Area	N	Inventory of Historic Battlefield	N	due to proximity of prehistoric settlement, evaluation will be required.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
			Orld Heritage Site N Inventory & Non-Inventory rchaeological site Y 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	Archae	eologi	cal evaluation and/or mitigation will be required					
SEA OVERVIEW	Provid conce		at any archaeological features are evaluated/mitigated and any	y finds r	ecorded	there would be no further SEA SEA Score: 0		

			LANDSCAPE					
Is the site within or adjoining any of the following		W	NSAs N RSAs N Comment: /ild 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 occupies steep hillside above existing development	С	X		X	
Will development of the site be well integrated visually with the existing settlement		N	Highly visible from seafront and across Loch Ryan.	С	Х		X	
Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	Ryan		uitable on landscape grounds. The site is located on steep hills			<u> </u>	front and across l	_och
SEA OVERVIEW	Develo	pment	t of this site would impact the landscape and would have a det	rimental	SEA im	pact. SEAS	CORE: 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	Υ	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 To sit 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 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 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 a through STR.H4. As a result this site is not being recommended for allocation in LDP2.									

Site assessment question Yesala ed SEA Yesala ed SEA Yesala ed SEA	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.

Site Ref: STR.H210	Source of site suggestion: DGC	Site history/previous pla where applicable and ap	anning applications, (ref. Nos. oproval date):
Site name: west of Largs Road			,
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 204471, 562379		Existing LDP allocations	s/ designations:
Site Size (ha): 11.5ha	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
Score	0	+	Х	0	0	Х	+	0	Х

Scoring Guidance

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA A	AND	FLOR	A						
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		S	SSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			1	Natterjack toads	N		Great Crested N	ewts	Ν
includes any potential SACs and SPAs)		RAM	ISAR	N	Geodiversity Sites	N			Other pr	otected species	N	N	Marine Consultation Z	ones	N
				Ancient/s	semi-natural woodland	N									
		Comn	nents: A	Adjacent Loc	h Ryan Marine Consulta	tion 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								0					
PLANNING OVERVIEW	Wildlif	e habita	ats and	d connectivity	may be affected through	n developm	ent so	measure	es shou	ld be taken to enh	ance biod	iversity where	e appropriate.		
SEA OVERVIEW		ided that biodiversity interests are considered in any development proposals and that these areas may be improved or inced there should be no negative SEA issues.													

					POPUI	LATION AND H	IUMAN	HEALTH	4					
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 Dist	ance (kr	n) 0-1				SV	0				0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Riç	ght of Wa Core pa Cycle pa	ý N h N	Comment	:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Com		llage hall	1-5	Sports facilities	1-5	Hospita	alities	1-5	Local shops (convenience)	1-5	Bus stop	1-5
What is the education catchment area		- ا ا -		Primary						Seconda	,			
(primary and secondary) for the site and what is the remaining capacity within the		Can		Sheuchan 56						160	r Academy			
catchment. (October 2015). Distance from site (km)				-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 s	ite is lo	cated rea	sonably o	close to some	e local services but	pathways	would be	requir	ed to link t	to open space.			
SEA OVERVIEW	The s	ite is we	ell locate	to local s	services, pro	vides options for ac	tive trave	and devel	lopme	nt would a	also support local facilities and S	EA 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

			SOILS					
Will development of the site result in the loss of the best quality agricultural land		Υ	Soil classification 3.1 (The James Hutton Institute)	0	X		Х	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N	(The dames Hullott Institute)	SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.	С	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW		•	of the site would result in the loss of prime agricultural land.					
SEA OVERVIEW	The lo	ss of p	rime 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.	С	Х	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		С	0		0				
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port Rodie WwTW has sufficient capacity	С	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	С	0		0				
PLANNING OVERVIEW											
SEA OVERVIEW	There	are no	SEA issues subject to mitigation.			SEA SCORE: 0					

Related SEA Yes/No	Information source	Pre mitigation score Score Mitigation if appropriate	ost mit	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		Z	There are no AQMA at present in the region	С	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 O 0 O 0 O 0 O 0 O 0 O 0 O 0											
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known air quality issues in relation to the site										
SEA OVERVIEW	SEA OVERVIEW There are no known SEA issues SEA Score: 0										

				MATERIAL ASSET	гѕ				
Is the site			vnfield Y	Comment					
Is the site vacant or derelict		N		ed within the Vacant and Derelict N Land Survey	0	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			0	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N			0	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		Com	Pylons N nment	Bord Gais Eirann pipeline N	l l		Shell oil pipeline N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No			Comment				Information source	Pre mitigation score		Mitigation if appropr	iate		Post mitigation score	Consultation required
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ		MoD	Υ		Ca	rlisle A	rport N	Coal Authority	N		HSE	N
PLANNING OVERVIEW	The si require	ed pric	or to development.						on Zon	e and A	air Traffic Cons	Lultation Zone and consulta	ations wi	ith these auth	orities wil	I be
SEA OVERVIEW	The de	evelop	ment of a greenfield	d site	would have a	a negativ	e SEA impa	act.					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.)		slight	Undulating site which consists of a lower section which slopes slightly north and a upper level of ground which slopes slightly south								
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	Х	Sustainable design and construction technic incorporate energy efficiency measures in li 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 S	sitive SEA impacts could be gained through solar gain and sustainable construction techniques SEA Score: +									

			CULTURAL HERITAGE	Е	
Will the development of the site affect any		Listed Building N	Scheduled Monuments 1	N	Comment: Arch - No known historic environment features, but site morphology and
of the following including their setting	L	Conservation Area N	Inventory of Historic Battlefield	N	background evidence for settlement and burial indicate the possibility of prehistoric
		World Heritage Site N	Inventory & Non-Inventory 1	N	remains, evaluation would probably be required.

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
		А	rchaeological site Y Garden or Designed Landscape					
Will the development of the site result in the		N		SV	0		0	
opportunity to enhance or improve access	L							
to the historic environment								
PLANNING OVERVIEW	Archa	eology	evaluation is required prior to development due to possible p	rehistori	c remai	ns.		
SEA OVERVIEW	Provid	led all	the necessary mitigation measures are implemented there sh	ould be	no SEA	issues. SEA Score: 0		

							L	ANDSCAPE						
Is the site within or adjoining any of the			NSAs	N	RS	As	N	Comment:						
following		W	ld Land	N	TP	Os	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	with sett have a v highly vi	tlement ery we sible fro	(defined back bounda	y woo iry. De the lo	odland evelop och ap	are not associated shelterbelt) and ment here would be pearing out of etting.	С	Х			X	
Are there any locally attractive views that will be impacted by development of the site		N	View ov	er Loch	Ryan fror	n A71	8 wou	ld be lost.	SV	Х			Х	
PLANNING OVERVIEW	Develo	pment	of this site	e would	l have a de	etrime	ntal la	ndscape impact and c	onsidere	d not su	uitable			
SEA OVERVIEW	Develo	pment	of this site	e would	l impact th	e land	dscape	and would have a de	trimental	SEA im	npact.	SEA SCORE: X		

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	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	high	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 ly visible from across Loch Ryan, is not associated with the settlement and has a predominantly rural setting. A masterplan approach would need to be often 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	Mind	or negative and positive SEA issues. Negative: loss of greenfield and prime agricultural land, detrimental landscape impact. Positive: site is within relative ing 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.

Site Ref: STR.B&I201 Site name: North West of Fountain Way	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	nning applications, (ref. Nos. proval date):
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 206725, 560296		Existing LDP allocations	/ designations:
Site Size (ha): 3.22	Proposed use: Business and Industry	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	x	xx

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	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					BIODIVERSITY,	FAUNA	AND	FLOR	Α						
Do any of the following biodiversity interests affect or have connectivity to the site? (this			SACs NNR	N N	LNR Local wildlife sites	N N				SPAs Natterjack toads	N N		Great Crested		N N
includes any potential SACs and SPAs)		RAMSAR N Geodiversity Sites N Other protected species N Ancient/semi-natural woodland N Comments:				M	Marine Consultation Zones		N						
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	bush	The Black Stank watercourse and some trees and bushes line the boundary which may impact wildlife connectivity 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 tre	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 is	ssues subje	ect to mitigation								SEA SCORE: 0		

					POPU	LATION AND H	UMAN	HEALTH	ı					
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		Dist	ance (k	m) 0-1										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of W Core pa Cycle pa	ath N	Commen	t:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			village hall	0-1	Sports facilities	0-1	Hospita	lities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area				Primary						Seconda	ary			
(primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	S										•			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Z						GIS	0				0	

Related SEA Topic	Comment	Information source Pre mitigation score	пувшот п арргортаце	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	e 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 U / (The James Hutton Institute) 3.1	0		Х	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		S\	/	0		0	
Are there any contaminated soils issues on the site		N	No known previous use. Railway runs adjacent to site.	С		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		0		0		0	
PLANNING OVERVIEW	Minor	section	of site Prime Agricultural Land and therefore development	should	d avo	id this s	section.		
SEA OVERVIEW	VERVIEW 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	Х	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.	С	Х	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		С	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	РНН	Y	Port Rodie WwTW has sufficient capacity	С	0	Combined sewer just within west boundary of site	0	
Is there sufficient capacity for the	PHH	Υ	Auchneel WTW has sufficient capacity	С	0		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								
PLANNING OVERVIEW	The BI	ack S	tank watercourse runs along the boundary of site. The FRMT	would ol	oject to t	the principle to potential development of this site		
SEA OVERVIEW	There	are flo	ood 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	С	0		0			
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	Residential, greenfield, business and industry, former train yard,	SV	Х		Χ			
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.	0	Х	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 SEA Score: X impact.										

	MATERIAL ASSETS											
Is the site		_	vnfield enfield	Υ	Comment							
Is the site vacant or derelict		N	ls	it containe	d within the Vacant and Derelict Land Survey	0	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	Х		Х			
Does the site have existing and potential mineral extraction		N				0	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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		Com	Pylons N nment		Bord Gais Eirann	pipeline	N			Shell oil pipeli	ine N			Transco	pipeline	N
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Υ	MoD	Υ		Cai	lisle Airp	ort N	Coa	al Authority	N		HSE	N
PLANNING OVERVIEW	prior to	s greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required or to development.														
SEA OVERVIEW	The de	evelopr	ment of a greenfield	d site w	ould have a negativ	∕e SEA i	mpact.						SEA	SCORE: X		

	ROADS/ACCESS This prepaged site comprising of come 2.22 hosteres lies to the parth west of the UEAGu Fountsin Way public read. This site should be considered.										
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				Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.					
PLANNING OVERVIEW	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 Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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	CULTURAL HERITAGE											
Will the development of the site affect any		Listed Building N	Scheduled Monuments	Ζ	Comment							
of the following including their setting		Conservation Area N	Inventory of Historic Battlefield	Ν								
	_	World Heritage Site N	Inventory & Non-Inventory	Z								
		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	٦	N		S\	0			0				
PLANNING OVERVIEW	There a	are no known cultural heritage	e issues affecting this site									
SEA OVERVIEW	There a	are no SEA issues					SEA SCORE: 0					

					l	LANDSCAPE						
Is the site within or adjoining any of the following		W	NSAs N ild Land N	RSAs TPOs		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 has value	in separating d	ifferent	uses in the area.	С	X	Maintain the former railway line for this fur	nction	0	
Will development of the site be well integrated visually with the existing settlement		Y	Site adjacent B	lackparks indu	strial es	state	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	railwa	y line acts as a b	arrier betweer	reside	ntial and this land an	d therefore	e should	d be retained for this function.			
SEA OVERVIEW	There a	are no	SEA issues		<u> </u>			•		SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES							
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is within the Stranraer settlement boundary					
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Ν	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

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.

Site Ref: STR.B&I202 Site name: West of Fountain Way	Source of site suggestion: Landowner	Site history/previous pland applicable and applicable	anning applications, (ref. Nos. oproval date):
Settlement: Stranraer	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 206575, 560213		Existing LDP allocations	s/ designations:
Site Size (ha): 3.06	Proposed use: Business	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	x	xx	

Legenus		
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)		

BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests affect or have connectivity to the site? (this	SACs NNR			N N	LNR Local wildlife sites	N N	N SPA N Natterjack toad				N N		SSSIs Great Crested Newto		N N
includes any potential SACs and SPAs)			AMSAR N		Geodiversity Sites	N		Other protected species N		Marine Consultation Zon					
		Comm	Ancient/semi-natural woodland N Comments:												
Are there any known invasive species within the site		N	There	are no kr	nown 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	bushe conne	es line the ectivity	k watercourse and some to boundary which may impa	act wildlife		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	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 offset the														T
Will the development of the site affect the		N						SV	0					
quality and quantity of open space and														
connectivity and accessibility to open space	MA													
or result in a loss of open space.		D: 1		\										
Distance to nearest area of open space			ance (km	,										
Are there any of the following within or	MA		ht of Wa	,	Commer	nt:								
adjacent to the site and will development	or		Core pat		1									
impact on them	CF		Cycle pat							1	<u></u>			,
What is the distance (km) to the following		Community/village hall		0-1	Sports facilities	0-1	Hospita	alities	0-1	Local shops (convenience	0-1	Bus stop	0-1	
services where they exist in the settlement	hey exist in the settlement CF													
(Autumn 2015)														
What is the education catchment area				rimary						Seconda	ary			
(primary and secondary) for the site and	S	chool na												
what is the remaining capacity within the		Remai												
catchment. (October 2015). Distance from		capa	acity:											
site (km)		Dista	ince:											
Is the site within or immediately adjacent to	MA													
the core areas of the biosphere	and	N						GIS	0				0	
	В													
PLANNING OVERVIEW	PLANNING OVERVIEW The site is located reasonably close to local services. New businesses would also provide additional employment opportunities in the area.								area.					
SEA OVERVIEW										SEA SCORE	SEA SCORE: +			
	resulting in positive SEA impacts													

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 U / (The James Hutton Institute) 3.1	0	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.	С	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		0	0		0				
PLANNING OVERVIEW	Minor	section	of site Prime Agricultural Land and therefore development sh	ould av	oid this	section.					
SEA OVERVIEW	Provid	ided 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.	С	X	The FRMT would object in principle to po development of this site.	otential	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	С	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	Υ	Auchneel WTW has sufficient capacity		0			0				
PLANNING OVERVIEW			ank watercourse runs along the boundary of site. The FRMT	would ob	ject to th	<u> </u>						
SEA OVERVIEW	There	are floo	od 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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	Residential, greenfield, business and industry, former train yard,	SV	Х		Х					
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.									
PLANNING OVERVIEW			rrounded by a variety of use types, including the Blackparks I a potential new emissions to the area.	ndustrial	Estate.	The proposed use for further commercial or business and ir	dustry (uses				
SEA OVERVIEW	The cre impact.	e creation of further business and industry uses and the potential for further emissions in the area would have a negative SEA SCORE: X bact.										

	MATERIAL ASSETS												
Is the site			vnfield enfield										
Is the site vacant or derelict		N	ls	it containe	ed within the Vacant and Derelict N Land Survey	0	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				0	0		0				
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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											

Related SEA Topic	Yes/No	Comment					Pre mitigation	score		Mitigatio	n if appropri	ate		Post mitigation score	Consultation required
	Com	Pylons N		Bord Gais Eirann	pipeline N	N _		She	ell oil pipelir	ne N			Transco pi	peline	N
		Air Traffic/NATS	Υ	MoD	Y	(arlisle	Airport	t N	Coa	al Authority	N		HSE	N
prior to											equired				
	Related Topic Topi	This greenfie prior to devel	Pylons N Comment Air Traffic/NATS This greenfield site is located wiprior to development.	Pylons N Comment Air Traffic/NATS Y This greenfield site is located within the prior to development.	Pylons N Bord Gais Eirann Comment Air Traffic/NATS Y MoD This greenfield site is located within the MoD West Freugh prior to development.	Pylons N Bord Gais Eirann pipeline N Comment Air Traffic/NATS Y MoD Y This greenfield site is located within the MoD West Freugh Consultation prior to development.	Pylons N Bord Gais Eirann pipeline N Comment Air Traffic/NATS Y MoD Y C This greenfield site is located within the MoD West Freugh Consultation Zone ar	Pylons N Bord Gais Eirann pipeline N Comment Air Traffic/NATS Y MoD Y Carlisle This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic to development.	Pylons N Bord Gais Eirann pipeline N Sh Comment Air Traffic/NATS Y MoD Y Carlisle Airpor This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic oprior to development.	Pylons N Bord Gais Eirann pipeline N Shell oil pipelin Comment Air Traffic/NATS Y MoD Y Carlisle Airport N This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation prior to development.	Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Comment Air Traffic/NATS Y MoD Y Carlisle Airport N Coar This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and caprior to development.	Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Comment Air Traffic/NATS Y MoD Y Carlisle Airport N Coal Authority This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations prior to development.	Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Comment Air Traffic/NATS Y MoD Y Carlisle Airport N Coal Authority N This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with thes prior to development.	Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pi Comment Air Traffic/NATS Y MoD Y Carlisle Airport N Coal Authority N This greenfield site is located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities we prior to development.	Comment Shell oil pipeline N Shell oil

	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.)	Si	te 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 O Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0								
PLANNING OVERVIEW	•	uildings should be built in such a way as to integrate solar	•	•	,							
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 HERITAG	Ε							
Will the development of the site affect any of the following including their setting	L			Scheduled Monuments Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N N	wo HB brid Dis Acc	uld be re E - man dge over seases w cess sho	Arch - Nearby sites indicate the possibility of prehequired. y traditional terraces along Victoria Place and hist former railway cutting beside site of Clenoch Hoselich is in turn close to the site of the Poorhouse could avoid impacting on Victoria Place or little ston bridge should continue to be available.	oric accommod spital for Contag on Dalrymple Si	ation gious reet.		
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	? Opportunity to inc	corpora	ate bridge into design of site.	S	V	0		+			
PLANNING OVERVIEW	bridge.	chaeological evaluation and/or mitigation will be required regarding possible prehistoric remains. Development should avoid impacting Victoria Place and stone										
SEA OVERVIEW	Provide concer	ided that any archaeological features are evaluated / mitigated and any finds recorded there would be no further SEA erns. SEA Score: 0										

					L	ANDSCAPE					
Is the site within or adjoining any of the following		Wi	NSAs N ild Land N	RSAs TPOs		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	Site adjacent to	Site adjacent to Blackparks industrial estate				0		0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW			landscape conce	erns affecting the	nis site						
SEA OVERVIEW	There a	are no	SEA issues						SEA	SCORE: 0	

		PLANNING/EFFECTIVENESS ISSUES
Is the site situated within or adjacent to a settlement	Υ	Site is within the Stranraer settlement boundary
boundary within the LDP		
Have all landowners been identified and have they	Υ	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
agreed to disposal/development of the site								

agreed to disposal/development of the site						
Are there any known restrictive covenants or ransom	Ν					
strips						
Can the site be delivered within the LDP timeframe	N	Site has significant flood risk concerns				
OVERALL PLANNING COMMENT		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				
	recor	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 Site name: North East of Fountain Way	Source of site suggestion: Landowner	Site history/previous pla where applicable and ap	anning applications, (ref. Nos. oproval date):
Settlement: Stranraer	Current use: Vacant		
OS Grid Reference (Easting, Northing): 207185, 560344		Existing LDP allocations	s/ designations:
Site Size (ha): 0.75	Proposed use: Business and Industry	HMA: Stranraer	Date completed: Oct/Nov 2016

Торіс	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	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 Kes/No Yes/No Comment	Pre mitigation score score Mitigation if appropriate	Post mitigation score Consultation required
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					BIODIVERSITY	FAUN	A AND	FLOR	A					
Do any of the following biodiversity interests		S	SACs	N	LNR	N				SPAs	N		SSSIs	N
affect or have connectivity to the site? (this			NNR	N	Local wildlife sites	N			ı	Natterjack toads	N	Great Crested	Newts	N
includes any potential SACs and SPAs)		RAM	SAR	N	Geodiversity Sites	N		Other protected species N Marine Consultation Zones			Ν			
			Ancient/semi-natural woodland N											
		Comn	nents: There	are no de	esignations 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	adjoins ope	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 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														
SEA OVERVIEW														

					POP	ULATION AND H	UMAN	HEALTH	ł					
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.	МА	n/a	open s	ace funct		/ accessible it does no	ot form an	SV	0				0	
Distance to nearest area of open space		Dist	ance (km) n/a										
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		ht of Wa Core pat Cycle pat	n N	Comme	nt:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF			lage hall	1-5	Sports facilities	0-1	Hospita	lities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area			F	rimary						Seconda	ary			
(primary and secondary) for the site and	S	chool n	ame: n	/a						n/a				
what is the remaining capacity within the catchment. (October 2015). Distance from			acity:											
site (km)		Dista	ince:											1
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N						GIS	0				0	

Related SEA Yes/No	our ce comment	Mitigation if appropriate Mitigation if appropriate	Post mitigation score	
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PLANNING OVERVIEW										
	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 Urban (The James Hutton Institute)	0	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		С	0		0				
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0				
PLANNING OVERVIEW	PLANNING OVERVIEW There are no known soil issues affecting the site										
SEA OVERVIEW											

	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	С	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		С	0		0					
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y		С	0		0					
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	С	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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1	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	С	0		0										
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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)		Υ	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	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 a	are so	me minor SEA issues in relation to impacts from existing and	any poss	ibly new	v uses within this industrial area. SEA Score: X											

	MATERIAL ASSETS											
Is the site			nfield	Υ	Comment: Returning vacant land back	into use	would h	nave a positive SEA impact				
		Gree	nfield									
Is the site vacant or derelict		V	ls	it containe	ed within the Vacant and Derelict N Land Survey	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		Z				SV	0		0			
Does the site have existing and potential mineral extraction		N				0	0		0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	0		0			
Do sites for potential waste management facilities comply with the locational criteria		n/a										

Site assessment question	Related SEA Topic	Yes/No			Ó	Comment			Information source	Pre mitigation score		Mitigat	on if appropr	iate		Post mitigation score	Consultation required
		_															
set out in annex B of the Zero Waste Plan (paragraph 4.9)																	
Are there any of the following servicing			Pylons	N		Bord Gais Eirann	pipeline	N			Shell oil	pipeline N			Transco p	pipeline	N
constraints that impact on the development of the site		Con	nment														
Will development of the site require consultation with any of the following bodies			Air Traffic/N	IATS	Υ	MoD	Y		Ca	rlisle Airp	oort N	C	oal Authority	N		HSE	N
PLANNING OVERVIEW						lopment of the land rith these authorities						is within the Mo	O West Freugl	n Consulta	ition Zone ar	nd Air Tr	affic
SEA OVERVIEW			ment of a bro Air Traffic an		d site v	vould have a positiv	e SEA im	pact. (Consulta	tions on	develop	ment of these sit	es would be	SEAS	CORE: +		
														•			

	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											

	CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Gen	nerally 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 to create sustainable buildings in line with policie and OP2.	and look es OP1f	+			
Is the site protected from prevailing winds		N	Site is relatively open.	SV	X	Sustainable design and construction techniques incorporate energy efficiency measures in line w 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	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 appropria	Post mitigation	Consultation	nalinhai
	1								
of the following including their setting						c occupation. Mitigation through planning			
			Orld Heritage Site N Inventory & Non-Inventory	N L	equirea.	Also adjacent to non-Inventory designed I	andscape, with historic d	iveway.	
			rchaeological site Y Garden or Designed Landscape		-	1			
Will the development of the site result in the		N		SV	0		0		
opportunity to enhance or improve access	L								
to the historic environment									
PLANNING OVERVIEW			cal mitigation through planning conditions and evaluation are a signed landscape, with historic driveway.	equired	d due to	evidence of Bronze Age cemetery in vicini	ty of site. Site adjacent to	non-	
SEA OVERVIEW	Evalua	ation o	f nearby prehistoric remains would be required prior to develo	pment	of site.		SEA SCORE: 0	-	

	LANDSCAPE												
Is the site within or adjoining any of the following	_	Wi	NSAs N Id Land N	RSAs TPOs		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		Z					SV	0			0		
Will development of the site be well integrated visually with the existing settlement		Υ	based on proxi site. It would be	mity to the rai e accessed vi	lway line a an ind	ndustrial character, e and existing B&I ustrial estate and cting land-uses.	С	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	e no l	known landscap	e issues affec	ting the	site							
SEA OVERVIEW	There are	e no l	known SEA issu	es						SEA SCORE: 0			

	PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is within the settlement boundary.								
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Υ	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 Kelated SEA Yes No Comment	Pre mitigation if appropriate 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	
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:
206295, 559961		
Site Size (ha): 0.44	Proposed use: Business (petrol station and	HMA: Stranraer Date completed:
. ,	associated uses)	Oct/Nov 2016

Торіс	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	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)	` '	, ,					

The assessment question SEA Lobic Yes/No	Information source Pre mitigation	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA															
Do any of the following biodiversity interests		SA	Cs	Ν	LNR	Z				SPAs	N		SS	Sls	N
affect or have connectivity to the site? (this		N	NR	N	Local wildlife sites	N			١	Natterjack toads	N		Great Crested Ne	wts	N
includes any potential SACs and SPAs)		RAMS	٩R	N	Geodiversity Sites	N		0	ther pr	otected species	N	M	arine Consultation Zo	nes	
			P	Ancient	t/semi-natural woodland	N									
		Comme	nts: There	e are n	o designations affecting t	his site.	•				•				
Are there any known invasive species within the site		N					GIS & C	_	0				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	No loss of habitat connectivity or wildlife corridor SV 0									C			
PLANNING OVERVIEW	There	are no kr	own biod	iversity	y issues affecting this site										
SEA OVERVIEW	There	are no kr	own SEA	issues	S								SEA SCORE: 0		

					POP	ULATION AND H	HUMAN	HEALTH	1					
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	open sp	ace funct		y accessible it does n	ot form a	n SV	0				0	
Distance to nearest area of open space Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Rig	ance (km ht of War Core pati Cycle pati	/ N n N	Comme	ent:								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		, ,	lage hall	0-1	Sports facilities	0-1	Hospita	alities	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)	S	chool na Rema capa Dista	ame: n ining acity:	rimary /a						Seconda n/a	ary			
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N	·					GIS	0				0	
PLANNING OVERVIEW						est local services and tunities in the area.	there are	footpaths a	adjace	ent to the s	site providing easy access to open sp	pace. New	businesses v	vould

Related SEA Sea SEA	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: +

			SOILS						
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification Urban (The James Hutton Institute)	0	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		Υ	Site includes former garage with fuel tanks.	С	X	Investigation and any necessary remedi- required before development.	ation would be	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0			0	
PLANNING OVERVIEW			ained fuel tanks and therefore remediation would be required	before de	evelopm				
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.	С	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		С	0		0								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	No Comment	С	0		0								
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Auchneel WTW has sufficient capacity	С	0		0								
PLANNING OVERVIEW			ence of flooding in connection with this site and therefore a	Drainage I	mpact A	ssessment is required and possibly a Flood Risk Assessme	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 Xelated SEA Yes/No Yes/No	Pre mitigation score score score witigation it 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

	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	С	0		0					
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Υ	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	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	Redeve	levelopment of the site would have a positive SEA impact SEA Score: X										

					MATERIAL ASSETS					
Is the site			vnfield enfield		Comment: Site currently in use as a pounits.	etrol stati	on and p	proposal is to upgrade this and diversify with retail / alternativ	e busine	ess
Is the site vacant or derelict		N	Is	Is it contained within the Vacant and Derelict Land Survey					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			use as petrol station and proposal is for d unlikely result in significant impacts.	SV	0		0	
Does the site have existing and potential mineral extraction		N				0	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N				0	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		Mitigat	ion if approp	riate		Post mitigation score	Consultation required	
(paragraph 4.9) Are there any of the following servicing			Pylons	N		Bord Gais Eirann	pipeline	e N			Shell oil pipe	eline N			Transco	pipeline	N
constraints that impact on the development of the site		Cor	nment														
Will development of the site require consultation with any of the following bodies			Air Traffic/N		Y	MoD	Υ			rlisle Ai		C	oal Authority	N		HSE	N
PLANNING OVERVIEW	Redev	elopm/	ent of this sit	e wou	ld not o	change much in term	ns of lan	ds impa	ct on ma	aterial a	ssets.						
SEA OVERVIEW			ment of a bro Air Traffic and			would have a positiv	e SEA ii	mpact. (Consulta	itions or	development	t of these sit	es would be	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		Υ	Possibly	SV	0	The layout and design should ensure solar gain a to create sustainable buildings in line with policie 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 X Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0						
PLANNING OVERVIEW	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	OVERVIEW There are no known SEA issues. SEA Score: +											

				CULTURAL HERITAG	ΞE	
Will the development of the site affect any	_	Listed Building	N	Scheduled Monuments	N	No comments
of the following including their setting	L	Conservation Area	Ν	Inventory of Historic Battlefield	Ν	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation	score	Consultation required
			orld Heritage Site N Inventory & Non-Inventory rchaeological 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			cultural heritage planning issues				<u>.</u>		
SEA OVERVIEW	There	are no	known SEA issues			S	SEA SCORE: 0		

					L	ANDSCAPE					
Is the site within or adjoining any of the following		١٨/	NSAs N	RSAs		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 N	ild Land N	TPOs] N		SV	0		0	
Will development of the site be well integrated visually with the existing settlement		N	No comments				С	0		0	
Are there any locally attractive views that will be impacted by development of the site		Z					SV	0		0	
PLANNING OVERVIEW	There a	re no	known landscap	e issues affect	ing this	site.					
SEA OVERVIEW	There a	re no	SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES									
Is the site situated within or adjacent to a settlement boundary within the LDP	Υ	Site is within the settlement boundary.							
Have all landowners been identified and have they agreed to disposal/development of the site	Υ	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	Υ	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	incre	e 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 rease 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 fice incidents.							

Site assessment question Yesaloo Yesaloo Yesaloo Agentus Agen	iii b	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.