

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: WTH.H1	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Station Road			
Settlement: Whithorn	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 244570, 540864		Existing LDP allocations/ designations:	
Site Size (ha): 0.35	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	Y								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Whithorn				Douglas Ewart					
	Remaining capacity:	68				285					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	U / 4.2	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		Y	This site is part of the former rail terminus		C	X	require a site investigation to make sure it is suitable for use	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						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	N	No comment with regard to flood risk		C	0		0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Whithorn Septic tank has sufficient capacity for the development.		C	0	Please note there is a Combined sewer running along south part of site.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0		0
PLANNING OVERVIEW	There are no water concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Business and industry	SV	X	Proposals will be assessed against policy OP1a and the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of noise, air quality, odour and fumes arising from the activities of the proposed users.	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or energy from the waste plant)		N		SV	0		0	
PLANNING OVERVIEW	There are no air quality concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate			Post mitigation score	Consultation required
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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	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	The site is a greenfield site located within the MOD Consultation Zone and consultations with this authority will be required prior to development.												
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.										SEA SCORE: X		

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to the site is taken from an existing access onto the A746, the existing speed restriction should be extended so the site is incorporated into the 30mph speed limit, there is an existing footway along the frontage of the site. There may be potential to include a link into creamery crescent. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	Access can be taken from the an existing access from the A746												

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		?	Site is flat but could be designed to make use of solar gain				SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.			+	
Is the site protected from prevailing winds		?	Site slightly exposed from south but there are a number of buildings which could shelter it from prevailing winds.				SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.												
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques										SEA SCORE: +		

CULTURAL HERITAGE													
Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016 HBE - Outside conservation area but very visible entrance point to town; careful design to reinforce character of Whithorn and respect less dense development on the approach. Ideally some dwellings should face road and stone boundary wall should be included.						
			Conservation Area	N	Inventory of Historic Battlefield	N							
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N							
			Archaeological site	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	

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	Careful design to reinforce character of Whithorn and respect less dense development on the approach								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N	No comments			SV	0		0	
Will development of the site be well integrated visually with the existing settlement		Y	No comments			SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N	No comments			SV	0		0	
PLANNING OVERVIEW	There are no landscape concerns affecting this site									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for housing in the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	The landowner could not be contacted to determine the effectiveness of their site.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development of the site.
OVERALL PLANNING COMMENT	Site allocated in the LDP for housing. There has been no response from the landowner to indicate the sites effectiveness and as there are other sites located in the settlement that are effective and meet the housing land requirement the site is not being recommended for inclusion in the LDP2.	
OVERALL SEA COMMENT	Minor positive SEA issues. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The redevelopment of the site which would bring forward brownfield land.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: WTH.H2	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Common Park			
Settlement: Whithorn	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 244784, 540771		Existing LDP allocations/ designations: WTH.H2	
Site Size (ha): 4.95	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Whithorn				Douglas Ewart					
	Remaining capacity:	68				285					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.								SEA SCORE: +		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute) 3.1 (majority)	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N		SV	0		0	
Are there any contaminated soils issues on the site		Y	There are several quarried areas recorded on this site on the 1st edition OS map.	C	X	If this site was to be developed for residential purposes, we would require a ground investigation report of these areas to make sure that they have not been developed infilled with any contaminative material.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		O	0		0	
PLANNING OVERVIEW	Development would result in the loss of prime agricultural land and a ground investigation would be required due to potential contaminative material.							
SEA OVERVIEW	The loss of prime agricultural land would result in negative SEA						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are areas which appear to wetlands and boggy areas	SV	X	Drainage impact 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 pluvial SEPA flood maps. DGC hold records of flooding in connection to the site.	C	X	Drainage Impact Assessment required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW	C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.	C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is a evidence of flooding on site and a Drainage Impact Assessment is required. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential and allocated business and industry	SV	X	Proposals will be assessed against policy OP1a and the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of noise, air quality, odour and fumes arising from the activities of the proposed users.	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 residential	O	0		0		
PLANNING OVERVIEW	Site located adjacent to allocated business and industry site may require assessment against policy OP1a.								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

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

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

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for 76 no. dwellinghouses lies to the east of the B7004 public road. Vehicular access can be achieved from the B7004, Two points of access would be appropriate, development of this site will require road widening and a footway along the site frontage and improvements back to the A746 . However, there is potential for a pedestrian/cycle link directly to St John Street. It may be appropriate that the speed restricted area be extended to encompass 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	This site can be accessed via the B7004 and 2 points of access are required. There is also potential for a pedestrian and cycle link to St John Street.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Majority of site slightly undulating but there is a steep drop towards the western edge		SV	0		0
Can the site make best use of solar gain		?	Possibly to make use of solar gain through appropriate design and layout		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		Y	Areas close to residential areas to south and west are relatively protected from prevailing winds		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.							
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +	

CULTURAL HERITAGE								
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Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will the development of the site affect any of the following including their setting	L		Listed Building	N	Scheduled Monuments	N	Comment: Arch - Named well within site boundary. Municipal boundary marker stone in boundary dyke, possibility of rock carvings on bedrock outcrops. No overriding historic environment issues, but may require mitigation. HBE - Forms boundary with rear gardens of properties in Whithorn Conservation Area and a Category C Listed Buildings; sensitive approach to stone former hotel and two-storey house facing site. Cat C Listed former church corner of Park Lane.	
			Conservation Area	Y	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N		
			Archaeological site	Y				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	Archaeology evaluation / mitigation may be required due to presence of a named well, marker stone in boundary dyke and possible rock carvings. Sensitive approach and design to development due to proximity to listed buildings and conservation area.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment				
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		Land north – sloping field on edge of settlement. Site falls away from the B7004 toward a shallow valley with gorse thicket. Includes an existing garden with several deciduous trees.		C	O	A farm track forms a clear northern boundary. The site is enclosed by dry stone dykes.	O	
Will development of the site be well integrated visually with the existing settlement		Y				SV	0		0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0	
PLANNING OVERVIEW	The proposed site has a clear norther boundary and is enclosed by a dry stone dyke. Where appropriate, these should be maintained.									
SEA OVERVIEW	There are no SEA issues								SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site within the Whithorn LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is allocated for housing in the LDP. Development of the site would be located close to local services and is considered a suitable site to meet the	

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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	housing land requirement. It is proposed to retain this allocated housing site in LDP2.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.							

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: WTH.H3	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Ladycroft			
Settlement: Whithorn	Current use: Greenfield	Existing LDP allocations/ designations: WTH.H3	
OS Grid Reference (Easting, Northing): 244868, 540187			
Site Size (ha): 0.83	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be 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	Site adjacent to open space but apart from possible development process of site it is not considered that there will be an impact on quality or quantity	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Whithorn				Douglas Ewart					
	Remaining capacity:	68				285					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	5.1	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No previous use known		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	There are no soil concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There is a watercourse running adjacent to the south of the 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. Body of water adjacent to the site. Down stream structure on body of water may have bearing on site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Whithorn Septic tank has sufficient capacity for the development.		C	0	Please note there are Combined sewers within site around the boundary.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0		0
PLANNING OVERVIEW	There is a body of water adjacent to the site and a Flood Risk Assessment would be required prior to development.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential, 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 or energy from the waste plant)		N	Residential use proposed	SV	0		0	
PLANNING OVERVIEW	There are no air quality concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X			
Does the site have existing and potential mineral extraction		N		C	0			0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N

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

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			The site is within the existing village speed restricted area. The site is bound to the south and east by an existing watercourse. It would be appropriate that the existing footway to the west be continued along the site frontage. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	Access can be taken from Castle Hill							

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		Y	Site has potential to make best use of solar gain	SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+		
Is the site protected from prevailing winds		N	Open site exposed to prevailing winds from south	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016. No Listed Buildings; outside Whithorn Conservation Area. Ideally development should reflect rural vernacular on edge of settlement.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSAs	N	Comment		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	Site within the existing settlement adjacent to areas of post-war housing. Existing pattern of development follows the roadside. Watercourse defines southern and eastern site boundaries.			C	0	0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	There are no landscape concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated housing site in the Whithorn LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is allocated for housing in the LDP. Development of the site would be located close to local services and is considered a suitable site to meet the housing land requirement. It is proposed to retain this allocated housing site in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: WTH.H4	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Greencroft			
Settlement: Whithorn	Current use: Greenfield	Existing LDP allocations/ designations: WTH.H4	
OS Grid Reference (Easting, Northing): 244477, 539742			
Site Size (ha): 0.77	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be 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	Site adjacent to open space but development proposals unlikely to affect quality or quantity	SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary				Secondary				
		School name:	Whithorn				Douglas Ewart				
		Remaining capacity:	68				285				
		Distance:	0-1				10-20				
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.2	O	0	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0	
Are there any contaminated soils issues on the site		N	No known previous use		C	0	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0	0	
PLANNING OVERVIEW	There are no soil concerns affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry or emission from the waste plant)		N	Residential is the proposed use	SV	0		0	
PLANNING OVERVIEW	There are no air quality issues affecting this site							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS											
Is the site.....		Brownfield		Comment:							
		Greenfield	Y								
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0			
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X			
Does the site have existing and potential mineral extraction		N		C	0			0			
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0			
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N

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

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site for up to 8 no. dwellinghouses lies to the south east of Green Croft. It would be appropriate that Green Croft be widened and a footway provided along the site frontage. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to site can be taken from Green Croft.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Slightly undulating site			SV	0			
Can the site make best use of solar gain		?	Undulating land may make design difficult to optimise solar gain but may be possible		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.		+
Is the site protected from prevailing winds		N	Site exposed to southern prevailing winds		SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques.						SEA SCORE: +		

CULTURAL HERITAGE									
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016 Northern boundary is on the probable pilgrim route from Whithorn to the Isle. HBE - No Listed Buildings; outside conservation area. This part of Whithorn has lost vernacular character and may be an opportunity to reinforce it in design and layout. Dry stone walls and other traditional features would allow this.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	N				
		Archaeological site	N	Garden or Designed Landscape	N				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0			0
PLANNING OVERVIEW	Design and layout of site presents an opportunity to reinforce the vernacular character that has been lost in this part of Whithorn.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N		Hilltop location; highly visible for S and E. Dry stone dykes and gorse thickets are characteristic of the area. At this location they help soften the impact of adjacent existing housing and a water tower. Existing dwellings break skyline and set a precedent.		C	X	Development may be suitable with careful design.	0
Will development of the site be well integrated visually with the existing settlement		Y				SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Existing buildings to east have set a precedent for development in this area and therefore development may be suitable with careful design.								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site within the Whithorn LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is allocated for housing in the LDP. Development of the site would be located close to local services and is considered a suitable site to meet the housing land requirement. It is proposed to retain this allocated housing site in LDP2.	
OVERALL SEA COMMENT	Positive SEA comment. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: WTH.B&I1	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Stirnie Birnie Bridge			
Settlement: Whithorn	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 244662, 540996		Existing LDP allocations/ designations: WTH.B&I1	
Site Size (ha): 2.78	Proposed use: Business and Industry	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
Are there any known invasive species within the site	N			GIS & SV	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N			SV	0		0	
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:						
		Right of Way	N							
		Core path	N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N							
		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary							
	School name:									
	Remaining capacity:									
Distance:										
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0		
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services but will require new footpaths to provide easy access.									
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	U	O	0	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0	0		
Are there any contaminated soils issues on the site		Y	The western boundary of the site is adjacent to a railway line. Aerial photos show a disturbed area of ground in the southern section of the site. In the centre of the site a quarry area is recorded on the Ordinance Survey maps. Old quarries are often used for waste disposal, and a recent visit for planning purposes reports waste being on the site.		C	X	0	A site visit by the contaminated land team to inform a decision about whether conditions are necessary on the wider site.	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0	0		
PLANNING OVERVIEW	Site requires a site visit to determine if there is contaminated land on site.								
SEA OVERVIEW	Provided 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 visible signs during site visit		SV	X	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 the site. DGC hold records of flooding in connection to the site.		C	X	0	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Whithorn Septic tank has sufficient capacity for the development.		C	0	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0	0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	There is a body of water adjacent to the site and a Drainage Impact Assessment is required and possibly a Flood Risk Assessment may be required prior to development.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential, former railway line, fire station	SV	0	Proposals will be assessed against policy OP1a and the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of noise, air quality, odour and fumes arising from the activities of the proposed users.	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	Business and Industry development proposals so there is a possibility of significant air emissions being introduced.	O	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening will be required to mitigate against any adverse impacts.	0	
PLANNING OVERVIEW	Development proposals will be assessed against policy OP1a with regards the impact the proposal will have in introducing significant air emissions on the area and its impact against surrounding land uses.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0	

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

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

ROADS/ACCESS													
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			Access to the site can be taken from the B7004. Two points of access would be appropriate, development of this site will require road widening and a footway along the site frontage and improvements back to the A746. Any development of this proposed site should be in accordance with Dumfries and Galloway Councils Technical Advice Note 5 'Roads and Accesses for Industrial Developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards										
PLANNING OVERVIEW	Access can be taken from the B7004 and will require 2 access points.												

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Slightly undulating site which partly faces north				SV	0				0	
Can the site make best use of solar gain		N	Slightly undulating which is partly north facing so best of solar gain unlikely				SV	X	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.			+
Is the site protected from prevailing winds		N	Limited protection from surrounding buildings but site is predominantly exposed to prevailing winds				SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.											
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques										SEA SCORE: +	

CULTURAL HERITAGE												
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016						
		Conservation Area	N	Inventory of Historic Battlefield	N	HBE - No Listed Buildings and outside conservation area however would be helpful to						

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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		World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N	consider elements of design that reinforces character of Whithorn particularly if large/tall units are proposed.			
		Archaeological site	N						
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L								
PLANNING OVERVIEW	Consider elements of design that reinforces character of Whithorn particularly if large/tall units are proposed.								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs	N	RSAs	N	Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	Could form a logical extension to settlement.				C	0	0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0	
PLANNING OVERVIEW	There are no landscape concerns affecting the site									
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site in the Whithorn LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	This site is allocated for business and industry in the LDP. Development of the site would be located close to local services and is considered a suitable site to provide potential business and industry opportunities in the south of the Machars. It is proposed to retain this allocated site in LDP2.	
OVERALL SEA COMMENT	Positive SEA comments. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	