

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: GLU.H1	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Glenjorrie Avenue			
Settlement: Glenluce	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 220206, 557826			
Site Size (ha): 1.84	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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BIODIVERSITY, FAUNA AND FLORA								
Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	There are some trees and bushes between the fields that form the site which may impact on wildlife habitats and connectivity.	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycle ways, to encourage the movement of species.	0	
PLANNING OVERVIEW	There are trees and bushes within the site vicinity and therefore measures to enhance biodiversity should be considered in the proposal.							
SEA OVERVIEW	There are no SEA issues subject to mitigation						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Site is a greenfield on edge of settlement. Development will allow for opportunity to improve links to existing open space provision.			SV	0			0	
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
		What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)		Primary	Glenluce			Secondary	Stranraer Academy		
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	Remaining capacity:	13			160					
		Distance:	0-1			10-20					
		Is the site within or immediately adjacent to the core areas of the biosphere	N		GIS	0				0	
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing access to open space.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	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	Most of site no known previous use. Southern boundary adjacent to railway.		C	X	The area of a former mill dam will require investigation to check that infill material, if any, is suitable for use. Ground gas monitoring may be required. Garden ground adjacent to railway may require soil testing 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	Investigation required to check for potential infill material. Ground gas monitoring may be required due to proximity to railway							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	There are appears to boggy areas to the southern section 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	Body of water traverses the site. Culvert located within boundary of site. DGC hold flood records in connection to the site.		C	X	Flood Risk Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Glenluce STW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW 1870	C	0		0		
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall WwTW 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 uses to the south and green fields surround the rest of the site.	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposal is for residential use	SV	0	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to residential areas. A noise assessment may be required and any measures identified should be implemented.	0		
PLANNING OVERVIEW	There are no known air quality issues in relation to the site								
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0		

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

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

ROADS/ACCESS											
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		Two accesses will be required for this site, with a looped layout within the site. Glenjorrie Avenue has had various applications for dwellinghouses on it and provision has been reserved on them to be able to have the public road extended through into this site. Access to the site could be also taken through Glenjorrie Farm access which is off Taneree to the east of the site. The shape of the site does not comfortably allow for vehicular access throughout the whole site. A lit footway link to the village will be required. A SUD's scheme will be required within the site. As there are 2 water courses running through the site flooding issues will require to be taken into consideration. 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	A looped layout is required and access is required from 2 points, Glenjorrie Avenue and the access off Main Street.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Generally flat site			SV	0				0	
Can the site make best use of solar gain		Y	Possibly, due to the open nature of the site.			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.			+
Is the site protected from prevailing winds		N	Site quite exposed			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.			0
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques								SEA SCORE: +		

CULTURAL HERITAGE											
Will the development of the site affect any	L	Listed Building	Y	Scheduled Monuments	N	Comment: Arch - Site bounded to south by course of former railway and by Old Military					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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of the following including their setting			Conservation Area	N	Inventory of Historic Battlefield	N	Road. Should access proposals involve the removal of the buttresses for the former railway bridge mitigation will be required. HBE - There are two Category C Listed semidetached cottages just south of the site. No Listed Buildings on the site and no conservation area. Should access proposals involve the removal of the buttresses for the former railway bridge mitigation will be required.	
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Access opportunities could be made through links and improvements to the former railway and Old Military Road.		SV	0		+
PLANNING OVERVIEW	Archaeological mitigation / evaluation will be required for the removal of the buttresses for the former railway bridge. This could allow for an opportunity to create and improve access to the railway which are often used for recreation, pedestrian and cycle pathways and therefore should be considered in development proposals.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: +	

LANDSCAPE								
Is the site within or adjoining any of the following			NSAs	N	RSA's	N	Comment:	
			Wild Land	N	TPOs	N		
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0
Will development of the site be well integrated visually with the existing settlement		?	Site lies on edge of open agricultural landscape. Central areas screened from most views by landform but upper areas visible from south. Existing development over disused railway line sets precedent of extending into this area but extensive development would be detrimental to character. Upper area dominated by pylon.			C	X	Limited development could avoid detrimental impact 0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0
PLANNING OVERVIEW	Development should be limited to the lower areas of the site as the higher ground is visible from the south.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is allocated for residential purposes within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in single ownership.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during

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	the plan period.
OVERALL PLANNING COMMENT	This site is an allocated housing site in the current LDP and is considered to be well related to existing and allocated development and close to local services and facilities. 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: GLU.H2	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Bankfield Farm			
Settlement: Glenluce	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 219763, 557130			
Site Size (ha): 1.96	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS & 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	The site is surrounded by extensive tree and bush land which may have wildlife corridors or provide habitat connectivity. These are located off site so impact likely to be minimal		SV	0	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycle ways, to encourage the movement of species.	0	
PLANNING OVERVIEW	There are no biodiversity concerns affecting this site.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0		0			
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:	Glenluce				Stranraer					
	Remaining capacity:	13				160					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	There is limited capacity at the local primary school but the site is well located to local services. Residential development will help to support services and facilities in the area.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of site would result in the loss of Prime Agricultural Land.							
SEA OVERVIEW	The loss of Prime Agricultural Land would be a negative SEA impact						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible 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 the site. Full topographical survey required.		C	X	Depending on content, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Glenluce STW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	160mm water min just within site boundary North	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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supply									
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Flood Risk Assessment required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH		Site is located near A75 but separated from raised landform. School and farm house also adjacent.	SV	X	Any development would need to be assessed against policy OP1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts from the A75.	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)			Proposals for residential use	SV	0	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to residential areas. A noise assessment may be required and any measures identified should be implemented.	0		
PLANNING OVERVIEW	Site is located adjacent the A75 and will be subject to possible emissions and a noise assessment will be required								
SEA OVERVIEW	The proximity of the A75 will have a negative SEA impact						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		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	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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Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N		Shell oil pipeline N	Transco pipeline N	
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD Y	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	The site is a greenfield site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a greenfield site would have a negative SEA impact.						SEA SCORE: X	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This site lies to the south of Glenluce Primary School and does not directly abut a public road. Bankfield Road has little or no footway provision and Ladyburn bridge is restricted in width and with no footway provision. The public road that serves the school and car park is restricted in width, lacks continuous footway provision and traverses a wooded escarpment to the school on higher ground. Any development of the site would need to address significant access constraints, the upgrading of footway and street lighting provision between the site and the village, and address the potential for conflict between residential movements and those associated with the primary school. Transport Scotland should be consulted regarding this site due to its close proximity to, and existing and potential access onto the A75 (T).						
PLANNING OVERVIEW	Development of this site would need to address the significant access constraints.								

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		Y	Relatively flat site could be provide some benefit for solar gain			SV	0		+
Is the site protected from prevailing winds		N	Site relatively exposed to prevailing winds			SV	X		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: No historic environment issues identified for this site, as of July 2016. The buildings at Bankfield Farm are of some traditional historic interest and appear on the 1 st edition OS published 1850 and are an important part of the history of Glenluce. Keeping this area open is an important separation between the main road and the settlement. If development were considered it should maintain some form of		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						separation in the layout. 46 units may be too many as individual dwellings.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	Development proposals should consider the setting of Bankfield Farm due to their historic relationship with Glenluce.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	'Hilltop' above settlement but next to school which suggests line for potential development on Northern part (which slopes towards settlement). A75 runs through cutting adjacent to site but is visible from the East. Top of site is highly visible to West and North.				C	X	Partial with mitigation. Development should be focused to northern section	0
Are there any locally attractive views that will be impacted by development of the site		Y	Southern part of site is highly visible to west and north				C	X	Development should be focused to norther section.	0
PLANNING OVERVIEW	Development in the northern section of site is considered suitable.									
SEA OVERVIEW	Development of northern section of site would result in no SEA concerns but development of southern section would likely have an negative SEA impact.						SEA SCORE: 0			

PLANNING/EFFECTIVENESS ISSUES								
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Current allocated site within the Glenluce 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	N	Site unlikely to be developed during the LDP2 timeframe due to issues affecting access to the site.						
OVERALL PLANNING COMMENT	The site is an allocated residential site within the current LDP and is considered to be well related to existing and allocated development and close to local services and facilities. Development of this site would need to address the significant access constraints and there are concerns with development of the southern section of the site on landscape grounds and as a result it is considered as an alternative option to the recommended sites.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land and impact development would have on the southern section of site on landscape grounds. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon							

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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	emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: GLU.H3	Source of site suggestion: DGC / Landowner planning permission	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 14/P/1/0059	
Site name: Bankfield Farm East			
Settlement: Glenluce	Current use: Derelict farm buildings		
OS Grid Reference (Easting, Northing): 219855, 557122		Existing LDP allocations/ designations: GLU.H3	
Site Size (ha): 0.31	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Some sense checking will be required where + or – 2 has been used as to whether it is considered to be significant or not

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments: There are no designations affecting this site.								
Are there any known invasive species within the site		N		GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity		Y	Site located adjacent to greenfield, extensive hedge growth and woodland to south which can be accessed via tunnel	SV	X	Where appropriate, measures to enhance biodiversity should be implemented, such as the use of locally native tree species in landscape schemes, habitat creation, and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycle ways, to encourage the movement of species.	0	
PLANNING OVERVIEW	There are hedgerows on and within vicinity and therefore measures to enhance biodiversity should be considered in the proposal.							
SEA OVERVIEW	There are no SEA issues subject to mitigation						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N	Small site which would not likely benefit from incorporating open space provision and does not impact on surrounding open space.	SV	0		0							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:										
		Right of Way	N											
		Core path	?											
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	?	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:	Glenluce Primary				Stranraer Academy							
		Remaining capacity:	13				160							
		Distance:	0-1				10-20							
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0							
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located reasonably close to some local services and there are footpaths adjacent to the site providing easy access to open space.													

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	3.2	O	0	Brownfield land so no loss of Prime Agricultural Land	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		?	Farm related buildings.		C	?	A site inspection and some targeted investigation may be required if the site is for residential 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	Site investigation may be required to determine any contaminated soils								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible watercourses, wetlands or boggy areas during site visit		SV	0		0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No flood risk concerns		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		Glenluce WwTW has sufficient capacity for developments.		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH		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	Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Possible air emissions from the A75, greenfield and farm house	SV	X	Any development would need to be assessed against policy OP1a. A noise assessment and noise attenuation measures, such as structural planting, may be required to reduce noise impacts from the A75.	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)		N	Proposals for residential use	SV	0	Any proposal would be assessed against policy OP1a in relation to the likely detrimental impacts of any development particularly in relation to residential areas. A noise assessment may be required and any measures identified should be implemented.	0	
PLANNING OVERVIEW	Site is located adjacent the A75 and will be subject to possible emissions and a noise assessment will be required							
SEA OVERVIEW	The proximity of the A75 will have a negative SEA impact						SEA SCORE: X	

MATERIAL ASSETS								
Is the site.....		Brownfield	Y	Comment: Returning a derelict brownfield site back into use would have a positive SEA impact.				
		Greenfield						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey		0	0	Returning a derelict brownfield site back into use would have a positive SEA impact.	+
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	Reuse of buildings would be unlikely	SV	0		0	
Does the site have existing and potential mineral extraction		N		O	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		O	0		0	
Do sites for potential waste management facilities comply with the locational criteria		n/a						

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

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 via the U56w Corsehead Road. The Corsehead Road is substandard and restricted in nature including a narrow bridge, with no footway along its entire length. This site lies outwith the Glenluce 30mph speed restricted area. A lit pedestrian link to the village would be required, as well as the widening of the public road to accommodate the extra traffic. Any development of the site would require addressing the engineering difficulties associated with improving access that may require 3rd party land as well as improvements along the length of this road including improvement of pedestrian links to the village. The existing village speed restriction would require to be extended. Transport Scotland should be consulted regarding this site due to its close proximity to, and existing and potential access onto the A75(T) and/or stopping up the junction onto the A75(T).							
PLANNING OVERVIEW	Access to the site can be made via the Corsehead Road.								

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Site slightly slopes to the north			SV	0		0	
Can the site make best use of solar gain		N	Limited potential for solar gain			SV	X	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 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 - The site is a courtyard farmstead of vernacular architectural interest. Should the current planning consent lapse, then a requirement for building recording would be a condition to progress the site.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
			Archaeological site N Garden or Designed Landscape			HBE - Traditional steading buildings which would be good to preserve and convert sensitively if that opportunity arises. Farmstead arrangement of dwellings without 'domestic' style accretions like modern shaped conservatories could be good. Low rise so as not to dominate the site and wider setting.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		C	0		0		
PLANNING OVERVIEW	The site is a courtyard farmstead of vernacular architectural interest. Should the current planning consent lapse, then a requirement for building recording would be a condition to progress the site.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	Appropriate to redevelop the existing older farm buildings, possibly with additional new development; provided that it complements the scale and character of existing built forms.				C	0	0	The site is very close to the A75 and additional bunding and tree planting should be incorporated, to prevent potential housing being dominated by the road.
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0	
PLANNING OVERVIEW	Tree planting and bunding required due to close proximity of site to A75									
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues								SEA SCORE: 0	

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

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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	and facilities. Planning permission for 6 residential units was granted in 2014. It is proposed to retain this site for development in LDP2.							
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: possible emissions such as noise from A75. 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: GLU.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Main Street			
Settlement: Glenluce	Current use: Derelict former hotel		
OS Grid Reference (Easting, Northing): 219836, 557527			
Site Size (ha): 0.23	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS & 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	Vacant brownfield site		SV	0		0	
PLANNING OVERVIEW	There are no biodiversity concerns							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
		Distance (km)	0-1	Comment:							
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	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:	Glenluce Primary				Stranraer Academy					
	Remaining capacity:	13				160					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N		GIS	0		0				
PLANNING OVERVIEW	This site is located close to local services and there are footpaths adjacent to the site providing easy access to open space.										
SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	Urban	O	0		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	No		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)								
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Glenluce STW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirm WTW has sufficient capacity		C	0	160mm water min just within site boundary North	0
PLANNING OVERVIEW	Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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, shops, facilities	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N		SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a brownfield site located within the MoD West Freugh Consultation Zone and Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	Redevelopment of a brownfield site would have positive SEA impacts									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		Access to the site would be from the A747 Main Street Glenluce. 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 achieved from the A747 Main Street.										

CLIMATIC FACTORS											
What is the site aspect (e.g. N, W, etc.)		Site is relatively flat but located on a south facing hill				SV	0		0		
Can the site make best use of solar gain		Y	Availability due to narrow plot in middle of built up main street but aspect facing south so solar gain could be achieved.			SV	0	The design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.		+	
Is the site protected from prevailing winds		Y	Site located within main street of Glenluce which is sheltered by the slopes of hills to north and south. Plot also protected by surround buildings.			SV	0	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		0	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques									SEA SCORE: +	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment. Arch - No known historic environment features, but site lies on the edge of the medieval settlement. Mitigation could be achieved through condition.					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	N						
		Archaeological site	Y	Garden or Designed Landscape							
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0		0			
PLANNING OVERVIEW	Archaeological mitigation will be required due to proximity to medieval settlement.										
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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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA	N	Comment		
			Wild Land	N	TPO	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	Brownfield site located on Main Street			SV	0	0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	There are no landscape concerns								
SEA OVERVIEW	Redevelopment of a vacant building would have a positive SEA impact.						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	The site is located within the Glenluce 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	The site is brownfield located within the settlement boundary and is considered to be well related to existing and allocated development and close to local services and facilities. It is proposed to allocate this site in LDP2.	
OVERALL SEA COMMENT	Minor positive SEA. Positive: brownfield site of former hotel, 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.	