

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> KCM.H1	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b> 14/P/1/0010	
<b>Site name:</b> Land off Church Road			
<b>Settlement:</b> Kirkcolm	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> KCM.H1	
<b>OS Grid Reference (Easting, Northing):</b> 202881, 568622			
<b>Site Size (ha):</b> 1.57	<b>Proposed use:</b> Housing	<b>HMA:</b> Stranraer	<b>Date completed:</b> 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

<b>Related SEA topic</b>	<b>Information source</b>	<b>Consultation required ( only if answer is Yes)</b>
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	No loss of habitat connectivity or wildlife corridor		SV	X		0	
<b>PLANNING OVERVIEW</b>	There are no known biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

### 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 located adjacent to open space but development should not negatively impact it. It could provide links to it.		SV	0		0			
		Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N		Comment:						
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary				
	School name:	Kirkcolm Primary				Stranraer Academy					
	Remaining capacity:	16				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			
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located close to most local services and there are footpaths adjacent to the site providing easy access to open space.										
<b>SEA OVERVIEW</b>	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.						<b>SEA SCORE: +</b>				

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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
<b>PLANNING OVERVIEW</b>	Development of the site would result in the loss of prime agricultural land.							
<b>SEA OVERVIEW</b>	The loss of prime agricultural land would be a negative SEA impact.						<b>SEA SCORE: X</b>	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Boggy areas were visible		SV	X	Assessment of drainage impact 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	Culvert with trash screen located within site boundary. DGC hold flood records in connection to this site.		C	X	Drainage Impact Assessment and culvert investigation 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	Loch Ryan WwTW has sufficient capacity		C	0	Combined sewer running south of site	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0		0
<b>PLANNING OVERVIEW</b>	There is a possibility of flood risk on this site. Any flood risk will need to be fully investigated by the landowner/developer as part of the DIA which will ascertain the extent of the flood risk, demonstrate developable part (s) of the site and identify any measures to be taken to ensure that flood risk issues are satisfactorily resolved.							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>	

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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential and 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	Proposal is for residential use	SV	0		0	
<b>PLANNING OVERVIEW</b>	There are no known air quality issues in relation to the site							
<b>SEA OVERVIEW</b>	There are no known SEA issues						<b>SEA SCORE: 0</b>	

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

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<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.								
<b>SEA OVERVIEW</b>	The development of a greenfield site would have a negative SEA impact.						<b>SEA SCORE: X</b>		

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 is wholly within the speed restricted area of Kirkcolm village. Planning permission to access the northern part of this site has previously been granted with planning permission for 20 no. dwellings approved under 05/P/1/0078 and 14/P/1/0010. It would be preferred to have two accesses to this site. Access to the site would be via Church Road, however; a secondary point of access may be possible via Bayview Terrace. An existing public car park bounds the north east of 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.					
<b>PLANNING OVERVIEW</b>	Access can be achieved via Church Road and Bayview Terrace.							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Generally a flat site that rises slightly to west			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 is relatively open to prevailing winds.			SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0
<b>PLANNING OVERVIEW</b>	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.								
<b>SEA OVERVIEW</b>	Positive SEA impacts could be gained through solar gain and sustainable construction techniques						<b>SEA SCORE: +</b>		

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: There is no conservation area however much of both sides of Main Street, Kirkcolm have long rows of Category C Listed Buildings. One side of the site boundary backs onto these properties on Main Street. Development should respect the setting of these individual Listed buildings.			
		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	
<b>PLANNING OVERVIEW</b>	Development should respect the setting of the individual listed properties adjacent to proposed site.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

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LANDSCAPE									
Is the site within or adjoining any of the following			NSAs	N	RSA's	Y	Comment: Rhins Coast RSA		
			Wild Land	N	TPOs	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N				SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	No comments			C	0	0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
<b>PLANNING OVERVIEW</b>	Site is within the Rhins Coast Regional Scenic Area and proposals will need to consider policy NE2.								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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 the plan period.
<b>OVERALL PLANNING COMMENT</b>	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.	
<b>OVERALL SEA COMMENT</b>	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.	