

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LSW.H1	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 15/P/1/0138	
Site name: Challoch			
Settlement: Leswalt	Current use: Greenfield	Existing LDP allocations/ designations: LSW.H1	
OS Grid Reference (Easting, Northing): 202100, 563790			
Site Size (ha): 4.30	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH) 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	N
	Ancient/semi-natural woodland		N		Comments: There are no designations affecting this site.			
Are there any known invasive species within the site	N			GIS & C	0		0	
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	N	No loss of habitat connectivity or wildlife corridor		SV	0		0	
PLANNING OVERVIEW	There are no known biodiversity issues affecting the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH											
Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N			SV	0			0		
		Distance (km)	0-1								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	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:	Leswalt				Stranraer Academy					
	Remaining capacity:	10				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 close to most 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		Y	Soil classification (The James Hutton Institute)	3.1	O	X		X	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	Development of the site would result in the loss of prime agricultural land.								
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No visible signs of watercourses, wetlands and/or boggy areas during site visits.		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	0	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	Loch Ryan WwTW has sufficient capacity		C	0	Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Please note 6" water main within site. Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly	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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						recommended.			
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	There are no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Church, residential, farm	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	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		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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(paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD N	Carlisle Airport N	Coal Authority N	HSE N	
PLANNING OVERVIEW	The site is a greenfield site located within the 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 can be accessed from the B798. The B798 will require to be widened with a lit pedestrian footway along the whole frontage of the site extending into the village where it should link up with the existing village footway network. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to the site can be achieved via the B798.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Generally a flat site		SV	0		0
Can the site make best use of solar gain		Y	Flat open site		SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		N	Open site 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	Y	Scheduled Monuments	N	Comment. Arch: Setting of Listed church and approach to village. Proximity to nearby prehistoric sites would probably require an archaeological evaluation. HBE: Category B Listed Leswalt Church – plain, elegant built of whinstone [greywacke] with sandstone dressings and skewes; small slates. Boundary walls very locally characteristic some with cut triangular or round copings. Very few designated historic buildings in this area		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required	
						therefore setting of church should be carefully considered in design and layout. Few surviving 19 th /20 th century stone cottages dotted about – whinstone/range dressing stones which could be a basis for design near the church. Local association with greywacke building stone as quarried very nearby.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	Y	Very few designated historic buildings in this area.	SV	X	setting of church should be carefully considered in design and layout	0		
PLANNING OVERVIEW	Archaeological evaluation required due to proximity of nearby prehistoric sites.								
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	RSAs TPOs	N	Comment				
Will development of the site be well integrated visually with the existing settlement	Y	Large open field opposite existing development off B798. Church is prominent building to north of site; site associates with settlement rather than agricultural land uphill to the south.				C	X	Eastern boundary is weak with no visual definition so site appears to be half of a larger field. This boundary needs to be strengthened with hedgerow and tree planting.	0	
Are there any locally attractive views that will be impacted by development of the site	N					SV	0		0	
PLANNING OVERVIEW	Design and layout of site proposals will need to consider the setting of the church.									
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 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. Design and layout of any proposal will need to consider the setting of the listed church and reinforcing the weak eastern boundary. 15/P/1/0138 Approved recommendation to vary condition to develop within 3 years to allow an additional 3 years before commencement of development. It is proposed 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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	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: LSW.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Aldouran Field, Glen Road			
Settlement: Leswalt	Current use: Greenfield		
OS Grid Reference (Easting, Northing):		Existing LDP allocations/ designations:	
Site Size (ha):	Proposed use: Housing	HMA: Stranraer	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N	
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N	
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N	
	Ancient/semi-natural woodland		N						
Comments:									
Are there any known invasive species within the site	N			GIS & SV	0		0		
Will habitat connectivity or wildlife corridors be affected by the development of the site – will it result in habitat fragmentation or greater connectivity	Y	Site is adjacent to ancient woodland and Aldouran Wetland Garden and development may have an impact on habitat connectivity and wildlife corridors.		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	Proposals would need to consider the impact development may have on the neighbouring garden.								
SEA OVERVIEW	Provided any 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	Y	Development may have an impact on the adjoining Aldouran Wetland Garden and therefore consideration should be made in development proposals. Playing fields are adjacent to the eastern part of the site.		SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment: Core path runs adjacent to North of site.							
		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:	Leswalt	Stranraer								
	Remaining capacity:	10	160								
	Distance:	0-1	5-10								
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 close to most local services. Development should take account of Core Path which runs adjacent to the north of site.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services, provides options for active travel and development would also support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	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 the site would result in the loss of prime agricultural land.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						SEA SCORE: X	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N	No wetlands, watercourses or boggy areas visible on site but watercourse adjacent to site.		SV	0	Flood Risk Assessment may be required.	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Body of water adjacent to site. Culvert immediately downstream of site. DGC hold records of flooding in connection to the site.		C	X	Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	N	Outwith sewer zone.		C	X	Early engagement with Scottish Water is recommended to discuss WWTW.	0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Please note there is a 12" Trunk main running though West of site.	0
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment will be required and a Flood Risk Assessment may be required prior to development. Although there is existing capacity for mains water supply the site is out with the sewer zone so early engagement with Scottish Water is recommended..							
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	Woodland, open space, community wetland	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	Site is proposed for housing	C	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site.							
SEA OVERVIEW	There are no known SEA issues.						SEA SCORE: 0	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of Greenfield		SV	0		0	
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			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							

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	Development would result in a loss of greenfield. The site is a current caravan 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		Access to the site can be taken from the B7043 although the carriageway will require to be widened to meet the appropriate council standards. Appropriate vehicular and pedestrian connectivity can be provided to existing links. The existing speed restriction will require to be extended to the southern end of the site and a village gateway formed. Police have advised that extension of the 30mph would require frontage development to urbanise the B7043. A lit footway should extend along the frontage of the site joining up with the existing village footway network. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Access to the site can be taken from the B7043.										

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		?	The site could possible provide limited solar gain			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.		+	
Is the site protected from prevailing winds		Y	Site partially protected from prevailing winds by woodland to the west but could be exposed			SV	+	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.		+	
PLANNING OVERVIEW	Any new buildings should be built in such a way as to integrate solar gain and sustainability measures into their design and construction.										
SEA OVERVIEW	Positive SEA impacts could be gained through solar gain and sustainable construction techniques									SEA SCORE: +	

CULTURAL HERITAGE											
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	Y	Comment: HES - Development in this area is likely to impact upon the immediate setting of Leswalt Old Parish Church (Scheduled Monument, Index no. 7875). We request that this is taken into consideration in reaching a view on the location and scale of development in this area.					
		Conservation Area	N	Inventory of Historic Battlefield	N						
		World Heritage Site	N	Inventory & Non-Inventory	Y						
		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	Development should consider the impact it may have on the setting of Leswalt Old Parish Church.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues.	SEA SCORE: 0
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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		?				Not suitable: Sensitive site – community wetland and walks to N; deciduous woodland to West.	C	X		X
Will development of the site be well integrated visually with the existing settlement		N				Rural setting; separated from village by playing fields and farm access with tree avenue.	C	X		X
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Development is considered unsuitable due to the sites proximity to community wetland and woodland. Site is also separated from the village by playing fields									
SEA OVERVIEW	Development of the site would have a negative SEA impact.								SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is adjacent to the Leswalt 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	N	Site is considered unsuitable on landscape.
OVERALL PLANNING COMMENT	This site is adjacent to the Leswalt LDP settlement boundary. The site is considered unsuitable on landscape grounds as development could impact community wetland, walks to the north and woodlands to the west. The site is in a rural setting separated from the village by playing fields and farm access with tree avenue. Development is also likely to impact on the Old Parish Church Scheduled Monument and result in the loss of prime agricultural land. As a result, it is not considered appropriate to include this site within LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative – development would result in a loss of greenfield and Prime Agricultural Land, development considered unsuitable on landscape grounds. Positive - site is within walking distance of most existing services and facilities which could encourage active travel and reduce carbon emissions from transport. Positive SEA impacts could be gained through solar gain and sustainable construction techniques	

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: LSW.H202	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Glen Road			
Settlement: Leswalt	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 201801, 563762			
Site Size (ha): 0.27	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) 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	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	Trees and greenfields surround site and may impact wildlife habitats	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 on and within vicinity and therefore measures to enhance biodiversity should be considered in the proposal.							
SEA OVERVIEW	There are no SEA issues subject to mitigation						SEA SCORE: 0	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	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:	Leswalt	Stranraer Academy								
	Remaining capacity:	10	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		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 comment		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 signs of watercourse or boggy areas.		SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regards 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	Outwith sewer zone		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity		C	0	Please note there is a 12" Trunk main running though West of site.	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, greenfield	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposal is for residential use	SV	0		0	
PLANNING OVERVIEW	There are no known air quality issues in relation to the site							
SEA OVERVIEW	There are no known SEA issues						SEA SCORE: 0	

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

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

ROADS/ACCESS												
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		The site is within the existing 30mph speed restriction. The site could only be developed with frontage development. A lit footway will require to be put along the frontage of the site linking in to the existing footway and street lighting set up. The proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.										
PLANNING OVERVIEW	Frontage development would be required for this site.											

CLIMATIC FACTORS												
What is the site aspect (e.g. N, W, etc.)		Site has a west facing slope				SV	0			0		
Can the site make best use of solar gain		N	Unlikely as trees to west and slope to east may hinder solar gain			SV	0	The layout and design should ensure solar gain and look to create sustainable buildings in line with policies OP1f and OP2.			+	
Is the site protected from prevailing winds		N	Limited protection from 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: No Listed Buildings; no conservation area. Significantly sloping site which forms part of the backdrop to the village may present difficulties for development.						
		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	Small steep roadside site opposite existing development. Potential for 1-2 dwellings accessed from and facing toward Glen Road.			C	0	Trees at western edge form a clear boundary to settlement and should be retained.	0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	Trees to the western edge of site form a clear boundary to settlement and should be retained								
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 within the settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	The site is currently in single ownership.
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	The site is located within the settlement boundary and offers a small infill opportunity for the settlement. The site is considered to be well related to existing local services and facilities. It is proposed to allocate this as a housing site in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield and prime agricultural land. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	