

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PWL.H1	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: South Street			
Settlement: Port William	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 233782, 543356		Existing LDP allocations/ designations: PWL.H1	
Site Size (ha): 0.37	Proposed use: N/A	HMA: Mid Galloway	Date completed: Oct/Nov 2016

TOPIC	Biodiversity, Fauna and Flora	Population and Human Health	Soils	Water	Air Quality	Material Assets	Climatic Factors	Cultural Heritage	Landscape
SCORE	0	+	0	XX	0	0	0	X	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	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	N			SV	0		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	Site adjacent open space			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	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:		Port William				Douglas Ewart					
	Remaining capacity:		32				285					
	Distance:		0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0				
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services but footpaths will require to be developed edge of site to provide easy access.											
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.1	O & SV	0	Settlement is listed as being in 3.1 PAL but small site on edge of settlement located adjoining coast and residential and does not appear to be of sufficient quality	0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		Y	Site located on edge of coast but no concerns over erosion have been recorded		SV	0		0	
Are there any contaminated soils issues on the site		N	Previous use as saltworks, likely to be low risk.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soil concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

WATER									
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	Y	Site located adjacent coast		SV	X		X	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	DGC - Site appears in medium likelihood coastal SEPA flood maps. Site appears in close proximity of the medium likelihood fluvial SEPA flood maps. DGC hold flood records in connection to the site. History of wave overtopping and storm damage. SEPA - We hold a record of flooding of the site in Jan 2014. 1 in 200 year CFB level =4.86m AOD."		C	XX	DGC - The FRMT would object in principle to proposed development of this site. SEPA - A substantial part of the site may lie within the 1 in 200 year floodplain. No development should take place within this area. Flood Risk Assessment required.	XX	
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	Port William WwTW has sufficient capacity for development.		C	0		0	
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C	0		0	
PLANNING OVERVIEW	The FRMT would object in principle to the proposed development of this 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	Flood risk concerns result in significant negative SEA impact						SEA SCORE: X X
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AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	Y	Residential and garage	SV	X	Proposals will be assessed against policy OP1a and the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of noise, air quality, odour and fumes arising from the activities of the proposed users.	0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed use is residential	O	0		0	
PLANNING OVERVIEW	Development proposals will need to be assessed against policy OP1a due to the proximity of a residential site to possible emissions resulting from the garage.							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

MATERIAL ASSETS								
Is the site.....		Brownfield		Comment Partial greenfield but long track already takes up part of site so loss minimal				
		Greenfield						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Partial greenfield but long track already takes up part of site so loss minimal	SV	0		0	
Does the site have existing and potential mineral extraction		N		C	0		0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0		0	
Do sites for potential waste management facilities comply with the locational criteria		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	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	There are no material assets concerns affecting this sites										
SEA OVERVIEW	There are no SEA issues							SEA SCORE: 0			

ROADS/ACCESS								
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This proposed site for up to 7 no dwellinghouses lies to the rear of development on the A747 South Street. There is an existing private access way to the site for which there may be scope to bring to an adoptable standard. It should be noted that any proposed access to more than 2 dwellings must be designed and constructed as an adoptable road and any residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access can be taken from A747							

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

CULTURAL HERITAGE								
Will the development of the site affect any of the following including their setting	L	Listed Building	N	Scheduled Monuments	N	Comment Site of known saltworks. Evaluation would be required. HBE - No Listed Buildings. Within Port William Conservation Area and 7 individual units have the potential to be intrusive and out of character? Tradition single and 1½ storey buildings all along South Street with views to the sea which may be spoiled depending on nature of development. [PP 09/P/1/0317 seems to have expired 2012/13] Ideally leave undeveloped.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	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
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Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L							
PLANNING OVERVIEW	Site in conservation area and development would be intrusive to its character and could impact views to sea. Evaluation would be required due to use as former salt works							
SEA OVERVIEW	Development would have a negative SEA impact due to conservation concerns						SEA SCORE: X	

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				Development would impact character of conservation area	C	X	X
Will development of the site be well integrated visually with the existing settlement		N				Site is very exposed to elements and highly visible from the south and from the bay. Settlement has strong sense of place in part due to nature of built development which faces straight onto existing streets. Existing character of fishing cottages would be compromised by development between them and seashore.	C	X	X
Are there any locally attractive views that will be impacted by development of the site		N				Views from town to sea	C	X	X
PLANNING OVERVIEW	Development is unsuitable on landscape grounds								
SEA OVERVIEW	Due to landscape concerns development of 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	Allocated site in Port William LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Landowner has not been in contact
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 flood risk concerns and therefore cannot be delivered within the LDP timeframe
OVERALL PLANNING COMMENT	Site is allocated for housing in the LDP but site has significant flood risk concerns as well as landscape issues and therefore is not being recommended for inclusion within the LDP2.	
OVERALL SEA COMMENT	Significant negative SEA Impact in terms of Water as a substantial part of the site may lie within the 1 in 200 year floodplain. DGC & SEPA advise that no development should take place within this area. Negative SEA impact in terms of landscape and cultural heritage as site very exposed to elements and highly visible from the south and from the bay. Settlement has strong sense of place in part due to nature of built development which faces straight onto existing	

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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	<p>streets. Existing character of conservation area, adjoining listed buildings which consist of fishing cottages would be compromised by development between them and seashore. Positive impact in terms of Population and Health as within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport</p>							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: PWL.H2	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Dourie Farm			
Settlement: Port William	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 234216, 543278		Existing LDP allocations/ designations: PWL.H2	
Site Size (ha): 3.75	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

Impact	Significant positive impact	Positive impact	Neutral impact	Unknown impact	Both Positive and Negative impacts	Negative impact	Significant negative impact
Score Symbol	++	+	0	?	+/-x	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	N			SV	0		0	
PLANNING OVERVIEW	There are no biodiversity concerns affecting this site							
SEA OVERVIEW	There is no SEA issue						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	Adjacent site but development will not impact it			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	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:		Port William				Douglas Ewart					
	Remaining capacity:		32				285					
	Distance:		0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0			0			
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services but footpaths will require to be developed edge of site to provide easy access.											
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +					

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		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			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in pluvial SEPA flood maps.		C	X	Drainage Impact Assessment required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Port William WwTW has sufficient capacity for development.		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity.		C	0		0
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development							
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

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

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

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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PLANNING OVERVIEW	The site is a greenfield site located within the MOD Consultation Zone and consultations with 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 proposed site for up to 54 no. dwellinghouses would be served by the B7085 public road. It would be appropriate that consideration is given to cycle/pedestrian access to Dourie Drive and Bowling Green Road, with the potential for at least an EVA to be provided. It would be appropriate that a footway be provided along the site frontage with the B7085 to link to the existing 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 residential development of this proposed site should include parking provision in accordance with Dumfries and Galloway Council Parking Standards.					
PLANNING OVERVIEW	Access for site can be served from the B7085							

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Relatively flat site which rises slightly to the east providing a gentle west facing slope.	SV	0		0		
Can the site make best use of solar gain		Y	Flat elevated site which can be designed to make best use of solar gain	SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+		
Is the site protected from prevailing winds		N	Site is exposed to prevailing winds	SV	X	Sustainable design and construction techniques can incorporate energy efficiency measures in line with policies OP1f and OP2.	0		
PLANNING OVERVIEW	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 morphology and background evidence for settlement on the raised beach coastal strip indicate the possibility of prehistoric remains, evaluation or mitigation would probably be require for the southern part of the site. HBE - No Listed Buildings; outside conservation area. Western end of site may be prominent and best left undeveloped. Design should reinforce character of town.			
		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	Evaluation or mitigation be required for the southern part of the site.								
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'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		Y	Eastern site boundary needs strengthening				C	X	tree/hedgerow planting required and set development back from raised beech (edge of cliff)	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Landscape concerns can be mitigated against through tree/hedgerow planting and development being set back from edge of cliff									
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	Allocated site in Port William LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site 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	Site is allocated for housing in the LDP and is located close to local services. There are no physical constraints to prevent the development and is therefore being recommended for inclusion within the LDP.	
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: PWL.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: South Street Depot, Port William			
Settlement: Port William	Current use: Business and Industry		
OS Grid Reference (Easting, Northing): 234048, 543189		Existing LDP allocations/ designations: current established business and industry site in LDP	
Site Size (ha): 2.35	Proposed use: Housing	HMA: Mid Galloway	Date completed: Oct/Nov 2016

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

Scoring Guidance

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

Legends

<u>Related SEA topic</u>	<u>Information source</u>	<u>Consultation required (only if answer is Yes)</u>
Population and Human Health (PHH) 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:								
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	Site includes cliff which is considered to be a key landscape feature and should be retained.		SV & C	0		0	
PLANNING OVERVIEW	If the cliff is retained there should not be any biodiversity concerns affecting the site							
SEA OVERVIEW	There are no SEA issues subject to the cliff being retained						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 contains partial open space designation on cliff but this is proposed to be retained		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	Y		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	1-5	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:	Port William				Douglas Ewart					
	Remaining capacity:	32				285					
	Distance:	0-1				10-20					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	This is a greenfield site on edge of settlement and located relatively close to local services but footpaths will require to be developed edge of site to provide easy access.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: 0				

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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	U	O	0	0		
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		?	Site is set 80 + meters from beach		SV	0	0		
Are there any contaminated soils issues on the site		N	No comments		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 the site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0	0	
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	N	No comment with regard to flood risk.		C	0	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0	0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0	Please note there is a Combined sewer through 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	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0
PLANNING OVERVIEW	Although there is existing capacity for mains water supply but further investigation will be required to consider the impact on the overall networks and, if necessary,							

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	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	N	Residential, open space	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed use is for residential	SV	0		0		
PLANNING OVERVIEW	There are no air quality concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment					
		Greenfield							
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		Y	Possibly due to the infrastructure in place	SV	0		+		
Does the site have existing and potential mineral extraction		N		C	0		0		
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0		0		
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							

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Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	N	MoD	Y	Carlisle Airport	N	Coal Authority	N	HSE	N
PLANNING OVERVIEW	The site is a greenfield site located within the MOD Consultation Zone and consultations with these authorities will be required prior to development.										
SEA OVERVIEW	The development of a brownfield site would have a positive SEA impact.								SEA SCORE: +		

ROADS/ACCESS										
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated		This site is currently allocated as established business and industrial area. The proposed site for residential development can be accessed from the A747 public road. The site lies wholly within the 30mph speed restricted area of Port William. A footway should be provided along the site frontage to join the existing footway to the west. 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	An access is already established from the A747 public road.									

CLIMATIC FACTORS										
What is the site aspect (e.g. N, W, etc.)		Flat site				SV	0	0		
Can the site make best use of solar gain		Y	Flat site can be designed to make use of solar gain				SV	0	+	
Is the site protected from prevailing winds		N	Site is 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: Arch - No historic environment issues identified for this site, as of July 2016 HBE - Outside conservation area but on approach to it. No Listed Buildings. Sensitive design keeping the linear character of the village and approach to conservation area would be acceptable.				
		Conservation Area	N	Inventory of Historic Battlefield	N					
		World Heritage Site	N	Inventory & Non-Inventory	N					
		Archaeological site	N	Garden or Designed Landscape	N					
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N				SV	0	0		
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site									
SEA OVERVIEW	There is no SEA issues								SEA SCORE: 0	

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LANDSCAPE									
Is the site within or adjoining any of the following		NSAs Wild Land	N N	RSAs TPOs	N N	Comment			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		Y		Site includes raised beech (cliff/steep slope); this is a key landscape feature of this part of the coastline and should remain as greenspace (the settlement focusses around a break in this slope around Killantrae Burn).		C	X	Development should avoid section of open space	0
Will development of the site be well integrated visually with the existing settlement		Y				SV	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0
PLANNING OVERVIEW	Development should avoid the inclusion of the designated open space in proposals								
SEA OVERVIEW	There are no SEA issues subject to the open space being excluded from the remaining sites development						SEA SCORE: 0		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is established business and industry land in Port William settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	Y	There are no physical constraints to prevent the development and the majority of the site would be expected to come forward for development during the plan period.
OVERALL PLANNING COMMENT	Site is established business and industry in the LDP and is located close to local services. The owners have indicated that the site has proved too large for one operator and is not economically viable and as they are intending to relocate the site it will become brownfield land. There are no physical constraints to prevent the development and as it is considered a suitable site to meet the housing land requirement it is therefore being recommended for inclusion within the LDP as a housing site.	
OVERALL SEA COMMENT	Positive SEA comments. Positive: brownfield site, site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	