

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> WGT.H1	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Southfield Park			
<b>Settlement:</b> Wigtown	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> WGT.H1	
<b>OS Grid Reference (Easting, Northing):</b> 243405, 555166			
<b>Site Size (ha):</b> 2.47	<b>Proposed use:</b> Housing	<b>HMA:</b> Mid Galloway	<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
<b>SCORE</b>	0	+	0	0	0	X	+	0	0

### Scoring Guidance

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

### Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	N
	RAMSAR	N	Geodiversity Sites	N	Other protected species	N	Marine Consultation Zones	N
	Ancient/semi-natural woodland		N					
Comments:								
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	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no 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		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:	Wigtown				Douglas Ewart					
	Remaining capacity:	20				285					
	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				
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access. Development may have an impact on school capacity and consultation should be made with the Education department when proposing plans.										
<b>SEA OVERVIEW</b>	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No 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>	There are no soil concerns affecting this site							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Although there is existing capacity for mains water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended for the mains water supply and also to discuss build out rates to establish any potential investment at the WwTW.								
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential	SV	0		0		
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed use is residential	O	0		0		
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site.								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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	There are some old derelict buildings but they are unlikely to be suitable. Majority is greenfield so development will result in a loss.	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		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	
<b>PLANNING OVERVIEW</b>	The site is a predominantly greenfield site located within the Air traffic Consultation Zone and consultations with this authority 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			Access to the site can be taken from Harbour Road, Southfield Lane and South Back Street. Consideration should be given to connectivity to site WGT.H2. 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 to this site can be taken from Harbour Road but consideration should be given to incorporating access to WGT.H2.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Relatively flat site with the north of the site on a slight south facing slope.		SV	0		0
Can the site make best use of solar gain		Y	With sections of site on gentle south facing slope there is opportunity 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		Y	Site is surrounded by residential development so there will be protection from prevailing winds		SV	0	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	Y	Scheduled Monuments	N	Comment: Arch - The boundary walls have medieval carved stonework incorporated in their fabric. The significance of the open area to the town, its setting and historical development is important – adjacent to Conservation Area. HBE - Tourism is an important part of Wigtown's economy including its historic features. On Harbour Road, just outside south-eastern corner is 1840s Category B Listed Old Prison House and boundary walls; of local and wider historic and		
		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	
						architectural interest. Also on opposite side of road is B Listed stone Manse and boundary and Category C Listed former school. Much of site adjoins Wigtown Conservation Area and northern part stone boundary wall is within it; whole boundary should be preserved and restored in parallel with development. Site slopes to south-west allowing views to Wigtown Bay, part of character of town; layout and design should preserve and in some way reinforce local vernacular in form and materials – slate roofs and local rubble stone.			
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 proposals should consider and respect the adjacent listed buildings and conservation area. The whole boundary wall should be preserved and restored in parallel with development layout and design should preserve and in some way reinforce local vernacular inform and materials – slate roofs and local rubble stone.								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE									
Is the site within or adjoining any of the following		NSAs	N	RSAs	Y	Comment: Galloway Hills 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		Y		Southfield Park is a valuable greenspace at the heart of the original settlement.	C	X	Open space provision could be incorporated into the development	0	
Will development of the site be well integrated visually with the existing settlement		N			SV	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>	Open space provision should be incorporated into the development.								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be 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	Allocated site in the 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.

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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<b>OVERALL PLANNING COMMENT</b>	Site is allocated for housing in the LDP and is considered to be well related to existing and allocated development and close to local services and facilities. Site development should incorporate open space provision in proposals design and layout and incorporate an access to site WGT.H2. It is proposed to retain this allocated site in LDP2.							
<b>OVERALL SEA COMMENT</b>	Minor positive and negative SEA issues. Negative: loss of greenfield. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.							

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> WGT.H2	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Seaview			
<b>Settlement:</b> Wigtown	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> WGT.H2	
<b>OS Grid Reference (Easting, Northing):</b> 243410, 555075			
<b>Site Size (ha):</b> 0.30	<b>Proposed use:</b> Housing	<b>HMA:</b> Mid Galloway	<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	+	0	0	0	X	+	0	0

### Scoring Guidance

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

### 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:								
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	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no 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		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:	Wigtown	Douglas Ewart								
	Remaining capacity:	20	285								
	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				
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access. Development may have an impact on school capacity and consultation should be made with the Education department when proposing plans.										
<b>SEA OVERVIEW</b>	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1 / U	O	0		0
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		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>	There are no soil concerns affecting this site							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Although there is existing capacity for mains water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended for the mains water supply and also to discuss build out rates to establish any potential investment at the WwTW.							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed use is residential	O	0		0	
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		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	
<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air traffic Consultation Zone and consultations with this authority 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			Access to the site could be taken from Lilico Loaning or Seaview, however it should be noted that access along Seaview is narrow with a residents parking area on its western side. It would be appropriate that this site be considered alongside the neighbouring WGT.H1 to improve access opportunities. 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>	There is restricted access from Seaview due to residential parking provision. Development of WGT.H1 should consider access to WGT.H2 in site design and layout proposals.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Small and flat site		SV	0		0
Can the site make best use of solar gain		?	Small site which could be incorporated with WGT.H1 that could make use of solar gain.		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		Y	Site is surrounded by residential buildings which offer some protection from prevailing winds.		SV	0	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	Y	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016 HBE - Site backs onto distinctive Category B Listed Building; sufficient separation needed to preserve setting. Remaining elements of stone boundary wall in Southfield Park should be preserved/restored and used as template for boundary of new development/dwellings if absent.	
			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	L	N			SV	0		0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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opportunity to enhance or improve access to the historic environment									
<b>PLANNING OVERVIEW</b>	Development proposals should consider and respect the adjacent listed buildings by providing sufficient separation. The boundary wall should be preserved and restored in parallel with development layout and design should preserve.								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	N					
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0		0
Will development of the site be well integrated visually with the existing settlement		N					C	0	Development would be suitable with careful design.	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
<b>PLANNING OVERVIEW</b>	Development proposals should be carefully designed to respect the landscape.									
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be 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	Allocated site in the 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.
<b>OVERALL PLANNING COMMENT</b>	Site is allocated for housing in the LDP and is considered to be well related to existing and allocated development and close to local services and facilities. Site development should incorporate open space provision in design and incorporate an access to site WGT.H2. It is proposed to retain this allocated site in LDP2.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues. Negative: loss of greenfield. Positive: site is within walking distance of existing services and facilities which could encourage active travel and reduce carbon emissions from transport. The sites aspect should also enable positive benefit to be achieved from solar gain.	

## LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

<b>Site Ref:</b> WGT.H3	<b>Source of site suggestion:</b> Landowner	<b>Site history/previous planning applications, (ref. Nos. where applicable and approval date):</b>	
<b>Site name:</b> Station Road			
<b>Settlement:</b> Wigtown	<b>Current use:</b> Greenfield	<b>Existing LDP allocations/ designations:</b> WGT.H3	
<b>OS Grid Reference (Easting, Northing):</b> 243271, 554840			
<b>Site Size (ha):</b> 3.78	<b>Proposed use:</b> Housing	<b>HMA:</b> Mid Galloway	<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	+	0	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	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:								
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	
<b>PLANNING OVERVIEW</b>	There are no biodiversity issues affecting the site							
<b>SEA OVERVIEW</b>	There are no 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		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:	Wigtown	Douglas Ewart								
	Remaining capacity:	20	285								
	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				
<b>PLANNING OVERVIEW</b>	This is a greenfield site on edge of settlement and located relatively close to local services with existing footpaths providing easy access. Development may have an impact on school capacity and consultation should be made with the Education department when proposing plans.										
<b>SEA OVERVIEW</b>	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						<b>SEA SCORE: +</b>				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SOILS									
Will development of the site result in the loss of the best quality agricultural land		N	Soil classification (The James Hutton Institute)	4.1	O	0		0	
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0	
Are there any contaminated soils issues on the site		Y	No known previous use. Adjacent to former railway on east side.		C	X	Garden ground adjacent to railway may require soil sampling to make sure suitable for use.	0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			0	0		0	
<b>PLANNING OVERVIEW</b>	There are no soil concerns affecting this site								
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>		

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	?	Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW		C	0		0
Is there sufficient capacity for the development to connect to the mains water supply	PHH	Y	Penwhirn WTW has sufficient capacity for development.		C	0	Further investigation such as Flow and Pressure test or Water Impact Assessment may be required to establish what impact, if any this development has on the existing network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.	0

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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<b>PLANNING OVERVIEW</b>	Although there is existing capacity for mains water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place. Early engagement with Scottish Water is recommended for the mains water supply and also to discuss build out rates to establish any potential investment at the WwTW.							
<b>SEA OVERVIEW</b>	Provided all the necessary mitigation measures are implemented there should be no SEA issues						<b>SEA SCORE: 0</b>	

AIR QUALITY								
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0	
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Residential	SV	0		0	
Does the development of the site introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry of energy from the waste plant)		N	Proposed use is residential	O	0		0	
<b>PLANNING OVERVIEW</b>	There are no air quality concerns affecting this site.							
<b>SEA OVERVIEW</b>	There are no SEA issues						<b>SEA SCORE: 0</b>	

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment					
		Greenfield	Y						
Is the site vacant or derelict		N	Is it contained within the Vacant and Derelict Land Survey	N	O	0		0	
Will development of the site minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover on-site materials/resources		N	Loss of greenfield	SV	X			X	
Does the site have existing and potential mineral extraction		N		C	0			0	
Is the site in the vicinity of a waste management site and could, therefore, compromise the waste handling operation	PHH	N		C	0			0	
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan		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	
<b>PLANNING OVERVIEW</b>	The site is a greenfield site located within the Air traffic Consultation Zone and consultations with this authority 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 proposed site for up to 50 no. dwellinghouses lies to the south of the existing U387w Station Road public road development. The site frontages the A714 public road to the west, outwith the 30mph speed restricted area. It may be appropriate that the speed restricted area be extended to encompass the site. A footway should be provided along the A714 frontage, with consideration given to pedestrian and cycle access onto Station Road. Vehicular access can be achieved via the A714, with potential for a further access to Station Road. At a minimum, an EVA should be provided. There is also a core path to the south 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>	Site can be accessed from Station Road and from the A714.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Small and flat site		SV	0		0
Can the site make best use of solar gain		?	Small site which could be incorporated with WGT.H1 that could make use of solar gain.		SV	0	The layout and siting of buildings should ensure solar gain and look to creating buildings to take into account solar orientation in line with policies OP1f and OP2.	+
Is the site protected from prevailing winds		Y	Site is surrounded by residential buildings which offer some protection from prevailing winds.		SV	0	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 on site, as of July 2016 Bounded to east by course of former railway and site of station. HBE - On eastern side A714 is Category B Listed dwelling with outbuildings and railings; design of development and boundary should respect its wider setting. Also unlisted Arts & Crafts style early 20th century house nearby. [Materials on new house		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	N	Garden or Designed Landscape	N			

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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						adjoining north corner of site at odds with vernacular.]			
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>	Design of development and boundary should respect its wider setting								
<b>SEA OVERVIEW</b>	Provided the necessary mitigation measures are implemented there should be no SEA issues.						<b>SEA SCORE: 0</b>		

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		N				Brow of hill within the site limits views from south of existing settlement. Prominent location; site is visible from southern approach to settlement and at a distance from the east. No clear southern boundary.	C	X	0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0	
<b>PLANNING OVERVIEW</b>	Careful design is required to limit impact on the setting of the town. Further discussions with the landscape architect to achieve this would be recommended during design and layout of proposals.									
<b>SEA OVERVIEW</b>	Development of the site would result in negative SEA.						<b>SEA SCORE: X</b>			

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site in the LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site in single ownership but owner has indicated that although a masterplan has been developed, they look to initiate development on completion of sites WGT.H1 and WGT.H2.
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>	The site is allocated for housing in the LDP and is considered to be well related to existing and allocated development close to local services and facilities. The site has landscape concerns that would need to be overcome.	
<b>OVERALL SEA COMMENT</b>	Minor negative and positive SEA issues. Negative: loss of greenfield, landscape – prominent location with no clear southern boundary. 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.	

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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