

LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.H2	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Racegreen Avenue			
Settlement: Newton Stewart	Current use:	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 241771, 565868			
Site Size (ha): 0.71	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	Y	
	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			GSI &	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	Potential habitat fragmentation due to the loss of a greenfield site and development close to existing woodland and trees located to north of site.		SV	X	Careful consideration of design and planting could help create new habitats within this development, connecting to existing woodland on the edge of the site, enhancing the environment.	0		
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals. Careful design and planting should also be considered in proposals to help create potential new habitats within the development.								
SEA OVERVIEW	Provided the 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	N		SV	0		0				
		Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	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:	Minnigaff			Douglas Ewart						
	Remaining capacity:	81			285						
	Distance:	0-1			1-5						
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.										
SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA						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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impacts.								
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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			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 close proximity of the 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	Newton Stewart 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 for development.		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	Greenfield, residential, 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 emission from the waste plant)		N	Proposal for residential use	SV	0		0	
PLANNING OVERVIEW	There are no air quality issues							
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		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									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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 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 proposed site for up to 22 no dwellinghouses is located adjacent to site NST.H5 and does not directly abut a public road. The site was granted planning permission in 2011 under 08/P/5/0160. The site is bound to the south west by an existing private way which connects Kirroughtree Avenue and Racegreen Avenue to the rear of the primary school. There may be scope to upgrade this private way along the site frontage to provide an adoptable link to Racegreen Avenue. It would be appropriate that development of this site be considered alongside the neighbouring NST.H5 so as not to prejudice future development. Consideration should be given to pedestrian/cycle links to surrounding development. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Access should be taken from Racegreen Avenue and should be considered alongside NST.H5 to not prejudice future development.								

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	Design could be developed 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 south prevailing 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 - Site lies within non-Inventory designed landscape for Kirroughtree. Bounded to south by course of Old Military Road. HBE - No Listed Buildings and not in conservation area although close enough to it, coupled with topography, design may impact on the setting.		
		Conservation Area	Y	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	Y			
		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	Development may impact on the setting of the conservation area and lies within the non-inventory designed landscape. Design and layout should be carefully designed.							

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									
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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		N				SV	0		0
Will development of the site be well integrated visually with the existing settlement		N	No known issues			C	0		0
Are there any locally attractive views that will be impacted by development of the site		N				SV	0		0

PLANNING OVERVIEW	Site proposals should consider the criteria of policy NE2: Regional Scenic Areas.								
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SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE:0
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PLANNING/EFFECTIVENESS ISSUES									
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Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Allocated site located in the Newton Stewart LDP settlement boundary							
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership							
Are there any known restrictive covenants or ransom strips	N								
Can the site be delivered within the LDP timeframe	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 allocated for housing in the LDP. Development of the site would result in the loss of prime agricultural land but it is located close to local services. Site access and layout should be considered alongside NST.H5 to provide access. Provided the necessary mitigation measures are implemented this site is recommended for inclusion within LDP2.								
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OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land, within non-Inventory designed landscape for Kirroughtree. 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.								
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.H4	Source of site suggestion: LDP	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Corsbie Road			
Settlement: Newton Stewart	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 240407, 565755		Existing LDP allocations/ designations:	
Site Size (ha): 5.43	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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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			SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF		Distance (km)	0	Comment:							
			Right of Way	N								
			Core path	N								
			Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF		Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)			Primary				Secondary					
		School name:	Penninghame				Douglas Ewart					
		Remaining capacity:	40				285					
		Distance:	0-1				0-1					
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 mostly a greenfield site on edge of settlement and located relatively close to local services.											
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)	3.2	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			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	Newton Stewart WwTW has sufficient capacity for development.		C	SV	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 for development.		C	SV	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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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	Greenfield, 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 of energy from the waste plant)		N	Proposed use 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		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	
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 proposed site for 81 no. dwellinghouses is also being considered under NST.H201 as part of a larger development proposal. The site would be served by the U54w and it would be appropriate that a second adoptable access (minimum of an EVA) be provided. There may be potential for links to Maxwell Drive via third party land. It may be appropriate that a masterplan be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Any development at Corsbie Road should include provision of a pedestrian/cycle link along the site frontage to replace the existing link from the High School to the playing fields. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Access to be taken from the Corsbie Road. Access to the northern fields should be considered in site layout to allow the possibility for future development in that area.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Site is predominantly east facing		SV	0		0
Can the site make best use of solar gain		N	Site is east facing so unlikely to make best use of solar gain		SV	X	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 east facing hillside and protected by landform from prevailing 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 - Known cropmark site in northern part of site. Evaluation and /or mitigation will be required. HBE - No Listed Buildings and outside conservation area. However as a raised site care should be taken with design.		
		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
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	Archaeology evaluation / mitigation will be required.							
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0	

LANDSCAPE										
Is the site within or adjoining any of the following		NSAs		RSAs		Comment				
		Wild Land	N	TPOs	Y					
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	Sits between school and playing field. Hilltop site / southern side of Hill of Old Hall. Open agriculture area exposed to north and west. Several small woodlands in the area.				C	X	Limited to lower areas within mitigation.	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Development should be limited to lower areas and any development should be considered against policy NE2 Regional Scenic Areas.									
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 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	<p>This site is allocated for housing in the LDP and is considered to be located relatively close to many local services and a suitable site to meet the housing land requirement subject to the necessary mitigation measures being implemented. It is proposed to retain this allocated housing site in LDP2.</p> <p>NST.H4 was included in a wider Call for Sites submission NST.H201 for development to the north of Newton Stewart. However, NST.H4 is considered suitable to develop in isolation and therefore it is being recommended for continued allocation as a single site in LDP2. NST.H201 has potential for long term development of Newton Stewart but its site assessment outlines a number of significant issues that need to be demonstrated for its inclusion within the LDP. As a result, NST.H4 site guidance will ensure the inclusion of access to the northern fields to allow for the potential future development of NST.H201.</p>	

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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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.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.H5	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Doocot Terrace			
Settlement: Newton Stewart	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 241835, 565870		Existing LDP allocations/ designations:	
Site Size (ha): 2.99	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	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

<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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	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	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:	Minnigaff				Douglas Ewart					
	Remaining capacity:	81				285					
	Distance:	0-1				1-5					
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.										
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)	3.2 (partly)	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	Newton Stewart 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 for development.		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 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	Greenfield, golf course.	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	Residential use proposed	SV	0		0		
PLANNING OVERVIEW	There are no air quality concerns affecting the 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		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									
Are there any of the following servicing constraints that impact on the development of the site		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	N		
		Comment									
Will development of the site require consultation with any of the following bodies		Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N

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 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 for 25 no. dwelling houses is located adjacent to site NST.H2 to the rear of Doocot Terrace on elevated land. It may be possible to provide an adoptable link by extending the existing Lessons Park public road, however this would require extensive engineering works as per the existing development. It may be possible to access the site via the existing private way which connects Racegreen Avenue and Kirroughtree Avenue, however this would require to be brought to an adoptable standard and use of land outwith the application site. It would be appropriate that this site be considered alongside the neighbouring NST.H2 so as not to prejudice future development. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Site could be accessed via Lessons Park but would require extensive engineering works. Access could also be gained through NST.H2.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		South facing elevated site			SV	0		0	
Can the site make best use of solar gain		Y	Site is facing south so could 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	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 - Lies within non-Inventory designed landscape for Kirroughtree. HBE - No Listed Buildings. Outside conservation area. Difficult to envisage how development can fit within Non-Inventory Designed Landscape without detriment unless only frontage development and a lot less than 25 or in flatted blocks with careful low level design.			
		Conservation Area	N	Inventory of Historic Battlefield	N				
		World Heritage Site	N	Inventory & Non-Inventory	Y				
		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	Site lies within non-inventory designed landscape and development will require careful design.								
SEA OVERVIEW	Careful design is required to mitigate against the impact of the non-inventory designed landscape which could avoid negative SEA.						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	Y	Comment: Galloway Hills RSA		
			Wild Land	N	TPO	N			
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N			SV	0	0		
Will development of the site be well integrated visually with the existing settlement		N	Not suitable. Part of golf course to rear of existing housing and consented site (significant potential neighbour issues with over dominance and visual intrusion). Site includes steep hillside which forms logical boundary to settlement which occupies lowland. Development on this bank would require extensive cut and fill and would be visible from large areas of the town and wider landscape. It would also detract from the setting of the golf course and wider rural landscape above the slope.			C	X	Development on this bank would require extensive cut and fill but would be visible from large areas of the town and wider landscape.	X
Are there any locally attractive views that will be impacted by development of the site		N			SV	0	0		
PLANNING OVERVIEW	Site is considered not suitable for development as it would detract from the setting of the golf course and wider rural landscape above slope.								
SEA OVERVIEW	Site development would result in negative SEA.						SEA SCORE: X		

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Site is allocated in 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 access issues that need overcome 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 allocated in the LDP and would result in the loss of prime agricultural land but it is located close to local services but footpaths will require to be developed edge of site. Access can be taken through NST.H2 or Lessons Park. There are landscape concerns so development would require extensive cut and fill.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, partly within prime agricultural land, within non-Inventory designed landscape and 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. 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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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.H6	Source of site suggestion:	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Station Road			
Settlement: Newton Stewart	Current use:	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 240859, 564733			
Site Size (ha): 2.43	Proposed use:	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	X	+	0	0

Scoring Guidance

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

Legends

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

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

Do any of the following biodiversity interests affect or have connectivity to the site? (this includes any potential SACs and SPAs)	SACs	N	LNR	N	SPAs	N	SSSIs	N
	NNR	N	Local wildlife sites	N	Natterjack toads	N	Great Crested Newts	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Penninghame				Douglas Ewart					
	Remaining capacity:	40				285					
	Distance:	0-1				0-1					
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 mostly a greenfield site on edge of settlement and located close to local services.										
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		N	Soil classification (The James Hutton Institute)	U / 5.1	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. Railway line runs adjacent to site.		C	X	Garden ground adjacent to railways may require soil sampling to ensure it is suitable for use.	0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development will require soil sampling to ensure site is suitable for use due to previous railway being located adjacent to site.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0	

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			SV	0		0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Body of water adjacent to the site. DGC hold records of flooding in connection to the site.		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	Newton Stewart 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 for development.		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	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	Y	Site runs adjacent to the A75	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 or energy from the waste plant)		N		O	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	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 set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a							
Are there any of the following servicing		Pylons	N	Bord Gais Eirann pipeline	N	Shell oil pipeline	N	Transco pipeline	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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constraints that impact on the development of the site			Comment										
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS	Y	MoD	N	Carlisle Airport	N	Coal Authority	N	HSE	N	
PLANNING OVERVIEW	The site is a greenfield site located within the Air Traffic Consultation Zone and consultations with this authority 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 12 no. dwellinghouses is bound to the south by the A75 Trunk Road. This is an elevated site. Access can be taken from the B7097 Station Road public road, this may require significant engineering works to provide an adoptable road with appropriate junction visibility. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.										
PLANNING OVERVIEW	Access can be taken from the A7079 but may require significant engineering works.												

CLIMATIC FACTORS													
What is the site aspect (e.g. N, W, etc.)			Undulating land				SV	0				0	
Can the site make best use of solar gain		?	Undulating land may be difficult 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 sheltered by trees surrounding the majority of the land				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 on this site, as of July 2016. Bounded to east by course of former railway. HBE - Well outside conservation area and no Listed Buildings. However open piece of land is an attractive approach to town and development should include good landscape features between A75 and new dwellings. Might work best in a single or small number of buildings with large communal gardens.						
			Conservation Area	N	Inventory of Historic Battlefield	N							
			World Heritage Site	N	Inventory & Non-Inventory Garden or Designed Landscape	N							
			Archaeological site	N									
Will the development of the site result in the opportunity to enhance or improve access	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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to the historic environment									
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

LANDSCAPE										
Is the site within or adjoining any of the following			NSAs	N	RSA	Y	Comment: Galloway Hills RSA			
			Wild Land	N	TPO	N				
Will development of the site affect features of landscape, cultural or aesthetic interest, including watercourses, landforms, trees/woodland or significant slopes/changes in level		N					SV	0	0	
Will development of the site be well integrated visually with the existing settlement		Y	Prominent greenspaces adjacent to A75. Sites create a buffer between existing housing areas and the trunk road. Sites are important to maintaining the rural setting and visual amenity of the part of Newton Stewart.				C	X	Partial development with mitigation may be suitable.	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0	0	
PLANNING OVERVIEW	Development of the lower areas away from the A75 may be suitable. Development proposals would need to liaise with landscape architect to set out an appropriate design and layout for site.									
SEA OVERVIEW	Provided 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 housing site in the LDP settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	There has been no response from landowner and therefore site effectiveness cannot be demonstrated.
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 although access would require significant engineering works.
OVERALL PLANNING COMMENT	The site is allocated for housing in the LDP and is considered to be well located to local services and facilities. However, the site access would require significant engineering works and as there has been no response from the site owner the effectiveness of the site cannot be demonstrated. Therefore the site is not being recommended for inclusion in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield 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: NST.H7	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Old Hall			
Settlement: Newton Stewart	Current use: Greenfield	Existing LDP allocations/ designations: NST.H7	
OS Grid Reference (Easting, Northing): 240587, 566152			
Site Size (ha): 7.69	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	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	Y	
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement. Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.								
SEA OVERVIEW	Provided the 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	N			SV	0		0			
		Distance (km)	0								
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Right of Way	N	Comment:							
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	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:	Penninghame			Douglas Ewart						
	Remaining capacity:	40			285						
	Distance:	0-1			0-1						
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0			
PLANNING OVERVIEW	Due to size of development, impact on the school capacity will need to be considered. This is mostly a greenfield site on edge of settlement and located relatively close to local services.										

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	The site is well located to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +
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SOILS								
Will development of the site result in the loss of the best quality agricultural land		Y	Soil classification (The James Hutton Institute)	3.2	O	X		X
Would the development of the site result in soil or coastal erosion (adjacent to the coast or includes steep slopes)		N			SV	0		0
Are there any contaminated soils issues on the site		N	No known previous use.		C	0		0
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0
PLANNING OVERVIEW	Development of 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	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	Newton Stewart WwTW has sufficient capacity for development.		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 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	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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						network. Early engagement with SW via the Pre-Development Enquiry process is strongly 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	Residential, farm, woodland	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	Residential proposed use	O	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		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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N		Shell oil pipeline N	Transco pipeline N	
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y	MoD 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 proposed site for 100 no. dwellinghouses is also being considered under NST.H201 as part of a larger development proposal. Access via Windsor Terrace would not be appropriate for this size of development; however the site may be suitable for longer term development if incorporated into a larger site to be accessed from the north (i.e. the proposed NST.H201). It would be appropriate that a masterplan be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Site forms part of northern extension proposed in NST.H201 including NST.H4. NST.H7 requires access via a strategic road network which would link the Corsbie Road and A714. Access from Windsor Terrace alone is not appropriate.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)			Slight undulating land which faces south in parts			SV	0	0	
Can the site make best use of solar gain		Y	Parts of the site could best make use of solar gain			SV	+	+	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	Partial protection from western trees but exposed from south			SV	0	0	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	L	Listed Building N	Scheduled Monuments N	Comment: Arch - No historic environment issues identified for this site, as of July 2016.				

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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of the following including their setting			Conservation Area World Heritage Site Archaeological site	N N N	Inventory of Historic Battlefield Inventory & Non-Inventory Garden or Designed Landscape	N N	HBE - No Listed Buildings; not in conservation area but important backdrop to town as so high up. Good intermingled landscape would be required to break it up visually and retain existing mature and maturing trees for same reasons.		
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		

LANDSCAPE									
Is the site within or adjoining any of the following			NSAs Wild Land	N N	RSA's TPOs	Y Y	Comment: Partially in Galloway Hills RSA		
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	Site between Dunree Community Woodland and Old Hall Plantation may have potential to accommodate some development without leading to significant detrimental landscape impacts, provided the beech avenue is protected.				C	0	0
Are there any locally attractive views that will be impacted by development of the site									
PLANNING OVERVIEW	Partial development of site could be accommodated that would not have a significant impact on development. TPO required on Tree beach avenue which could be an access route.								
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	Site allocated for housing in LDP Newton Stewart 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	N	Site is unlikely to be delivered within the LDP timeframe to due to the required strategic road network which would forms part of the larger NST.H202.							
OVERALL PLANNING COMMENT	Site is allocated for long term housing in LDP and depending on the outcome of the additional work requested in relation to site NST.H201 this will determine whether the site remains as a long term allocation. Site requires access via a road network that would be formed via the land to the north and west (NST.H201) as current access points are not suitable for such a large site via Windsor Terrace.								

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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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.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.B&I1	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date): 12/P/1/0307 (Change of use to form construction depot, workshop, store, office and vehicle servicing building)	
Site name: Barnkirk Farm			
Settlement: Newton Stewart	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 239961, 565015			
Site Size (ha): 4.71	Proposed use: Business and Industry	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	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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	N			SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:						
		Right of Way	N							
		Core path	N							
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	1-5	Local shops (convenience)	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		
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	School name:								
		Remaining capacity:								
		Distance:								
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)	3.2	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			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	There were signs of boggy areas		SV	X	Flood risk assessment required	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Body of water adjacent to the site. DGC hold flood records in connection to the site. Drainage Impact Assessment required. Depending on content, Flood Risk Assessment may also be required.		C	X	Depending on content, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.		C	?		?
Is there sufficient capacity for the development to connect to the mains water supply	PHH	?	Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.		C	?		?
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Flood Risk Assessment may be required prior to development. Early engagement with Scottish Water is required to determine if there is capacity to connect to the public foul sewer and mains water supply.							
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	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)		Y	Business and industry	SV	x	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening will be required to mitigate against any adverse impacts.	0		
PLANNING OVERVIEW	Development of business and industry will need to be assessed by OP1a.								
SEA OVERVIEW	There are no SEA issues subject to proposals being assessed against OP1a						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment. Site development resulted in a loss of greenfield. Site is being prepared for development.					
		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		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 (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 was 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		Access to the site would be taken from the U52w. There may be potential to provide a pedestrian link via the EVA serving Glebe Crescent, this would require provision of a crossing point. It should be noted that these fields lie below the existing road level and have been known to lie in water. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.									
PLANNING OVERVIEW	Access can be taken from the U52w.										

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 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	Relatively open and exposed site to prevailing 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						
		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 comments											
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		N					C	X	Include a broad new woodland planting strip to screen from the substation to the southern edge of the site. Retain trees/hedge to western boundary and strengthen with additional tree planting.	0	
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0	
PLANNING OVERVIEW	The site should be screened from the substation.										
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	Site allocated for business and industry in 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	This site is allocated in the LDP for business and industry use. An application has been submitted for development of a construction depot, workshop, store and office but construction is yet to commence. As the site is still considered to be effective it is proposed to retain this allocated business and industry site in LDP2.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land. Positive: site is within relative 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: NST.MU1	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Masonfield			
Settlement: Newton Stewart	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 241794, 565247		Existing LDP allocations/ designations: NST.MU1	
Site Size (ha): 14.08	Proposed use: Mixed use	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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: +	

POPULATION AND HUMAN HEALTH

Will the development of the site affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space. Distance to nearest area of open space	MA	N		SV	0		0				
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
		Cycle path	N								
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Community/village hall	0-1	Sports facilities	0-1	Hospitalities	0-1	Local shops (convenience)	0-1	Bus stop	0-1
What is the education catchment area (primary and secondary) for the site and what is the remaining capacity within the catchment. (October 2015). Distance from site (km)	Primary		Secondary								
	School name:	Minnigaff				Douglas Ewart					
	Remaining capacity:	81				285					
	Distance:	0-1				1-5					
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. Development of site could link in or enhance current pathway and bridge which lead into the town centre.										
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)	3.2	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	Y	River Cree adjacent to site poses risk of flooding		SV	X	Flood risk assessment required	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Western most boundary of site lies within medium likelihood fluvial SEPA flood maps. Body of water adjacent to site.		C	X	Topographic survey and site layout required including FFL & flow routes.	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	Newton Stewart WwTW has sufficient capacity for development.		C	0	Please note there is a Combined sewer running along north of site just at boundary 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 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	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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						network. Early engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	The adjacent River Cree poses a flood risk and therefore topographic survey and site layouts are required including FFL & flow routes. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Light industrial adjacent and residential within close proximity	SV	X	Development should use policy OP1a regarding the provision of noise attenuation measures being set back from boundary	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)		Y	Proposals to provide fraction of area for light industrial or workshop units.	O	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		
PLANNING OVERVIEW	Proposals for light industry or where residential units are proposed adjacent to light industry will be assessed against policy OP1a.								
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					
		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	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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					
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 proposed site for up to 140 units, plus flexible business, lies to the south west of the B7079 New Galloway Road. The site could be served by a new access from New Galloway Road with potential to form an adoptable link to Masonfield Drive by extending the existing public road. This would also allow pedestrian links to the existing footbridge to Riverside Road. It would be appropriate that a Masterplan approach be adopted so that future development potential not be prejudiced and that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Any development of this proposed site should include access designed in accordance with the appropriate Dumfries and Galloway Council standard for the proposed type of development, with parking provision in accordance with Dumfries and Galloway Council parking standards.						
PLANNING OVERVIEW	Site access can be taken from the B7079 New Galloway Road with potential to link in with Masonfield Drive. Masterplan approach would be appropriate.							

CLIMATIC FACTORS

What is the site aspect (e.g. N, W, etc.)		Generally flat site with areas of undulating land.			SV	0		0
Can the site make best use of solar gain		?	Areas of site can make best use of solar gain depending on layout and design		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 open and exposed to south and west		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: +	

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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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 - Part of site evaluated in 2009, revealing areas of archaeological interest. Setting of Mount pleasant Plantation is important as it is a possible prehistoric burial feature relating to other important contemporary features in the landscape. Mitigation will be required. HBE - No Listed Buildings; not in conservation area but on gently rising land close to housing and in full view of riverside walks in conservation area. Development needs to be very carefully considered in terms of design and layout and how detrimental impact on the character of Newton Stewart can be best mitigated and screened.		
		Conservation Area	N	Inventory of Historic Battlefield	N			
		World Heritage Site	N	Inventory & Non-Inventory	N			
		Archaeological site	Y	Garden or Designed Landscape				
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0	
PLANNING OVERVIEW	Archaeological mitigation / evaluation required							
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	N	RSA's	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	Development to be restricted to lower sections of site			C	X	Retaining roundels (Mount pleasant Plantation and plantation on southern boundary) and raised areas as prominent 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	To protect the landscape setting, development should be restricted to lower areas and maintain the Mount pleasant plantation and raised areas for open space.								
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	Site allocated for mixed use in the LDP within 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	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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strips								
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 within the LDP as an allocated mixed use site with focus on housing and flexible business units being located adjacent Holmpark Industrial Estate. Development of the site would result in the loss of prime agricultural land but it is located close to local services and links to the established footpaths would provide easy access to town centre. Subject to landscape comments and flood risk recommendations being implemented the site is considered suitable for inclusion within 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: NST.H201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land at Hill of Old Hall Farm			
Settlement: Newton Stewart	Current use: Greenfield		
OS Grid Reference (Easting, Northing): 240388, 566136		Existing LDP allocations/ designations:	
Site Size (ha): 38.29	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	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	Y	
	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	Includes areas of long established woodland which it would be preferable to maintain.		SV	0	Likely to require compensatory planting in the event of removal.		0	
PLANNING OVERVIEW	Any proposal should be assessed against policy NE7 in order to avoid/reduce/mitigate and enhance any impacts - retaining trees and securing new planting. Set back development from existing trees. Large site which requires a masterplan approach so details of enhancement to biodiversity will be required. Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.								
SEA OVERVIEW	Provided the 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	Site incorporates and adjacent to open space so masterplan approach should look to safeguard or relocate where appropriate.		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	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:	Penninghame			Douglas Ewart					
			Remaining capacity:	40			285					
			Distance:	0-1			0-1					
Is the site within or immediately adjacent to the core areas of the biosphere	MA and B	N			GIS	0		0				
PLANNING OVERVIEW	Due to size of development, impact on the school capacity will need to be considered. This is mostly a greenfield site on edge of settlement and located relatively close to local services.											

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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SEA OVERVIEW	There are no SEA issues						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	Y	Parts of the site appeared to be wet with large areas of vegetation including reeds.		SV	X	Flood risk or drainage impact assessment required	0
Is the site within an identified flood risk area? Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere	CF and PHH	Y	Site appears in close proximity of the 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	Newton Stewart WwTW has sufficient capacity for development.		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 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-	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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						Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	Greenfields and open space woodland	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 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		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		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	Y	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. Pylons are located on site and the masterplan will need to incorporate them within the design and layout of proposals.										
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 incorporates site NST.H4 & site NST.H7. Access to this site can be taken via A714 & U54w. The speed restriction on the A714 would require to be extended to encompass the site. Connectivity could also be provided onto Windsor Terrace via Muirs Way. There may be potential for links to Maxwell Drive via third party land. Given the size of the proposed development, a masterplan should be submitted as part of any planning application such that the potential impact is considered in respect of traffic volumes, desire lines, public transport and pedestrian/cycle provision. Any development at Corsbie Road should include provision of a pedestrian/cycle link along the site frontage to replace the existing link from the High School to the playing fields. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.							
PLANNING OVERVIEW	This proposed site incorporates site NST.H4 & site NST.H7. Access to this site can be taken via A714 & U54w as well as connection to other roads such as Windsor Terrace and Maxwell Drive. A masterplan approach is required to outline a suitable road network.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Undulating land but with large areas of east facing hillside			SV	0		0	
Can the site make best use of solar gain		?	Unlikely as site is undulating with large areas of east facing hillside. Due to size of site however, there is potential for design to 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		N	Site is large and very exposed to prevailing winds			SV	X	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	L	Listed Building	Y	Scheduled Monuments	N	Comment: Arch - No historic environment issues identified for this site, as of July 2016,			

Site assessment question	Related SEA Topic	Yes/No	Comment				Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
of the following including their setting			Conservation Area	N	Inventory of Historic Battlefield	N		other than those under NST.H4.			
			World Heritage Site	N	Inventory & Non-Inventory	N		HBE - Well away from conservation area boundary. No Listed Buildings on site			
			Archaeological site	N	Garden or Designed Landscape			however in the sloping backdrop to Category B Listed Corsbie West.			
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	Site is in the background of the Listed Corsbie West so proposals of site should consider the setting of this building.										
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	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	See below				C	X			X	
Will development of the site be well integrated visually with the existing settlement		N	<p>Excluding NST.H4 and NST.H7, additional areas are unsuitable for development; they are open, exposed and widely visible from north and south. Development of these areas would have a detrimental impact on approach to settlement from the North – defined by Beech avenue leading to Dunree wood and Craigcolvin plantation which create a strong buffer. Settlement is separate and nestles into lower valley beyond.</p> <p>Prominent gateway site, outside settlement, appears as extension to NST. H7. Falls steeply to A714, difficult to locate development on this steeper section where you could use topography to lessen visual impact therefore higher ground would be very prominent. Development in the north of the site would not appear to relate to settlement. Site itself contains well established woodland and boundaries that add character and should not be removed. A strategic approach and site brief should be used if planned expansion in this area is supported including, NST H7, NST H4 and NST H201. This would help look at the best parts within these sites as well as looking at connections between sites and the settlement itself and giving more space to avoid landscape features of note.</p>				C	X	The allocated housing site between Dunree Community Woodland and Old Hall Plantation (NST.H4) may have potential to accommodate some development without leading to significant detrimental landscape impacts (see previous comments), provided the beech avenue is protected.		X	

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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Are there any locally attractive views that will be impacted by development of the site		N		SV	0		0	
PLANNING OVERVIEW	Development of the site outwith NST.H4 and NST.H7 are considered unsuitable on landscape grounds, especially the higher areas of the site in the north. Site development would require a masterplan approach to assess the best parts within the site and how they can be linked together and with the existing settlement.							
SEA OVERVIEW	Development of the site is likely to result in negative SEA.						SEA SCORE: X	

PLANNING/EFFECTIVENESS ISSUES		
Is the site situated within or adjacent to a settlement boundary within the LDP	Y	Part of site includes allocated NST.H4 and NST.H7 which are in Newton Stewart settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	Y	Site is in single ownership
Are there any known restrictive covenants or ransom strips	N	
Can the site be delivered within the LDP timeframe	N	Due to size of the site it is considered unlikely that it can be delivered in the LDP timeframe. There are significant access and landscape considerations that need considering in masterplan. NST.H4 is considered deliverable within the LDP timeframe and as a result this site will be considered as a separate allocation within the LDP but part of the larger northern expansion of the settlement which NST.H201 covers.
OVERALL PLANNING COMMENT	This site could offer the potential land needed to open up the northern area of Newton Stewart for future development but due to a number of issues listed below, not all the site is considered suitable for development. There are a number of issues which require addressing including significant landscape impact, how access could be provided to NST.H7 via Corsbie Road and the A714 and how would the site layout incorporate the pylons located on the site. Further information is required to demonstrate the lands suitability for allocation as a long term development site in LDP2. NST.H4 is considered suitable as a development site which can be delivered within the LDP timeframe, this is being allocated separately but will include site guidance referring to NST.H201 and subsequent requirements such as a strategic road network.	
OVERALL SEA COMMENT	Minor negative and positive SEA issues. Negative: loss of greenfield, prime agricultural land and development would be detrimental on landscape setting. 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: NST.H202	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: Creebridge Caravan Park			
Settlement: Newton Stewart	Current use: Caravan Park	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 241532, 565565			
Site Size (ha): 2.32	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

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

<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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	0-1								
		Core path	0-1								
		Cycle path	0-1								
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:	Minnigaff				Douglas Ewart					
	Remaining capacity:	81				285					
	Distance:	0-1				1-5					
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.										
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)	3.2 (Urban)	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	Previous use as PoW camp and 'works'.		C	X	Site investigation required.	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 and a site investigation is required due to previous use as a POW camp and works.							
SEA OVERVIEW	The loss of prime agricultural land would be a negative SEA impact.						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	Newton Stewart WwTW has sufficient capacity for development.		C	0	Please note there are 2 combined sewers running through site. 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 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-	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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						Development Enquiry process is strongly 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 is no SEA issue.						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, business and industry	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	Residential use proposed	SV	0		0		
PLANNING OVERVIEW	There are no air quality concerns affecting this site subject to proposals considering the criteria set out in policy OP1a.								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues.						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield		Comment: Site is currently used as a Caravan Park					
		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	Reuse of caravans infrastructure possible	SV	+		+		
Does the site have existing and potential mineral extraction		N		C	0		0		
Is the site in the vicinity of a waste	PHH	N		C	0		0		

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
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management site and could, therefore, compromise the waste handling operation								
Do sites for potential waste management facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)		n/a						
Are there any of the following servicing constraints that impact on the development of the site			Pylons N Bord Gais Eirann pipeline N Shell oil pipeline N Transco pipeline N					
Will development of the site require consultation with any of the following bodies			Air Traffic/NATS Y MoD N Carlisle Airport N Coal Authority N HSE N					
PLANNING OVERVIEW	The site is a caravan park located within the Air Traffic Consultation Zone and consultations with these authorities will be required prior to development.							
SEA OVERVIEW	The development of a caravan park which would allow for the possible reuse of infrastructure would have a negative SEA impact.						SEA SCORE: +	

ROADS/ACCESS									
Are there any vehicular access constraints or opportunities, can a suitable road access be achieved, does the access affect a trunk road, is the road network capable of accommodating traffic generated			This proposed site is served by an existing access from the B7079 New Galloway Road, this would require to be brought to an adoptable standard which would involve use of land outwith the application site. There may be potential to form an access to Masonfield Drive public road. 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 proposal should include parking provision in accordance with Dumfries and Galloway Council Parking Standards at the appropriate rate for the type of development proposed.						
PLANNING OVERVIEW	Access can be taken from the B7079.								

CLIMATIC FACTORS								
What is the site aspect (e.g. N, W, etc.)			Flat site which rises slightly to the north		SV	0		0
Can the site make best use of solar gain		Y	Flat site with a partially south facing slope		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		?	Line of trees to the south provides 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
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 Conservation Area N Inventory of Historic Battlefield N	Comment: Arch - Site of former WW2 PoW camp; some structural elements remain on site. Mitigation will be required.					

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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		World Heritage Site Archaeological site	N Y	Inventory & Non-Inventory Garden or Designed Landscape	N	No Listed Buildings and outside conservation area. The site slopes down from the level of road and is on one of main approaches to the town. Opportunity should be taken to enhance and reinforce the character of Newton Stewart/Minigaff - retain stone walls and increase large scale tree planting.			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N		SV	0		0		
PLANNING OVERVIEW	Archaeological mitigation / evaluation is required.								
SEA OVERVIEW	Provided 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	N	RSA's	Y	Comment: Galloway Hills			
		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	Site is surrounded by settlement. Need to screen from B&I sites to north-east and East. Existing structural planting has a low amenity value. No other landscape issues.			C	X	0	
Are there any locally attractive views that will be impacted by development of the site		N				SV	0	0	
PLANNING OVERVIEW	Adequate screening to existing housing and from the B&I sites is required.								
SEA OVERVIEW	Provided 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	Site is located within the Newton Stewart 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 currently used as a caravan park but it is considered suitable to allocate as a housing site in the LDP. Site offers potential for place making as it is located close to local services and facilities and can benefit from the existing footpaths surrounding the site which will provide easy access to the town centre.	

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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OVERALL SEA COMMENT	Positive SEA comments. Positive: current caravan park and has infrastructure that could be reused, site is within walking distance of most 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.							
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.B&I201	Source of site suggestion: Landowner	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land south of Barnkirk Farm			
Settlement: Newton Stewart	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 240116, 564818			
Site Size (ha): 2.76	Proposed use: Business and Industry	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	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	Y
	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	There are no biodiversity concerns			SV	0		0
PLANNING OVERVIEW	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	N			SV	0		0		
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1							
		Right of Way	N							
		Core path	N							
What is the distance (km) to the following services where they exist in the settlement (Autumn 2015)	CF	Cycle path	N							
		Community/village hall	1-5	Sports facilities	1-5	Hospitalities	1-5	Local shops (convenience)	1-5	Bus stop
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:									
	Remaining capacity:									
Distance:										
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 mostly 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 (majority)	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	The former railway runs through the site. Unlikely to be an issue for industrial use.	C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N		0	0		0	
PLANNING OVERVIEW	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	DGC hold flood records in relation to the site. Drainage Impact Assessment required.	C	X	Depending on content of information supplied, Flood Risk Assessment may also be required.	0	
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N		C	0		0	
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Newton Stewart WwTW has sufficient capacity for development.	C	O	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 for development.	C	O	Please note there are 150mm PVC water main running through middle of 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	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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						engagement with SW via the Pre-Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development. Although there is existing capacity for both waste water and water supply further investigation will be required to consider the impact on the overall networks and, if necessary, mitigation measures put in place.								
SEA OVERVIEW	Provided all the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

AIR QUALITY									
Could the development of the site lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area (AQMA) or result in the designation of a new AQMA		N	There are no AQMA at present in the region	C	0		0		
What are the surrounding land uses and are there possible polluting uses nearby	PHH	N	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)		Y	Business and Industry proposal could increase emissions	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening may be required to mitigate against any adverse impacts.	0		
PLANNING OVERVIEW	There are no air quality concerns affecting the site subject to proposals being assessed against policy OP1a								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be 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		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		n/a							

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
facilities comply with the locational criteria set out in annex B of the Zero Waste Plan (paragraph 4.9)								
Are there any of the following servicing constraints that impact on the development of the site			Pylons N	Bord Gais Eirann pipeline N	Shell oil pipeline N	Transco pipeline N		
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			Access to the site would be taken from the U52w public road. This section of road is outwith the speed restricted area of Newton Stewart, with no pedestrian or cycle provision. Any development of this site should be in conjunction with a suitable scheme for sustainable transport links. It should be noted that these fields lie below the existing road level and have been known to lie in water. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Access to site to be taken from the U52w								

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 be designed to 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		N	Open site exposed to prevailing 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 - Former railway lines run through site, no significant issue, directive would be required for any granted planning consent. HBE - No Listed Buildings or conservation area but requires a sensitively designed road frontage.			
			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									
PLANNING OVERVIEW	There are no cultural heritage concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

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	Open rural character remote from main settlement. Development would extend settlement over hillside onto flatter upland area. Adjacent large-scale substation and impact from traffic noise on A75 detract from potential as housing site'.				C	X	Unlikely to be suitable without considerable planting for screening and as mitigation:	0
Are there any locally attractive views that will be impacted by development of the site		N					SV	0		0
PLANNING OVERVIEW	Considerable planting required to make development suitable.									
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	Site located adjacent to settlement boundary
Have all landowners been identified and have they agreed to disposal/development of the site	N	Site ownership is to be established
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 being recommended for allocation as business and industry land in the LDP. The site is located close to local services but footpaths will require to be developed edge of site to provide easy access. Design and layout proposals should incorporate an access to the western field which is being proposed as potential long term business and industry development land. Provided the necessary mitigation measures are implemented this site is recommended for inclusion within 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	

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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	from solar gain.
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LOCAL DEVELOPMENT PLAN: SITE ASSESSMENT AND SEA CHECKLIST

Site Ref: NST.B&I202	Source of site suggestion: DGC	Site history/previous planning applications, (ref. Nos. where applicable and approval date):	
Site name: land east of High Barbuchary			
Settlement: Newton Stewart	Current use: Greenfield	Existing LDP allocations/ designations:	
OS Grid Reference (Easting, Northing): 239979, 564710			
Site Size (ha): 5.87	Proposed use: Business and industry	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

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

<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)		

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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	Y
	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	Great Crested Newts have been identified as possibly being located on site however this has been identified for the entire settlement and beyond. Investigation and if required, mitigation measures to determine the impact on Great Crested Newts and how to minimise impact on their habitat should be considered in site proposals.							
SEA OVERVIEW	Provided the 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	N			SV	0		0			
Are there any of the following within or adjacent to the site and will development impact on them	MA or CF	Distance (km)	0-1	Comment:							
		Right of Way	N								
		Core path	N								
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	1-5	Local shops (convenience)	1-5	Bus stop	0-1
		Primary					Secondary				
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)	School name:										
	Remaining capacity:										
	Distance:										
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 some local services.										
SEA OVERVIEW	The site is located relatively close to local services and development would support local facilities and services resulting in positive SEA impacts.						SEA SCORE: +				

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SOILS									
Will development of the site result in the loss of the best quality agricultural land		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)		N			SV	0		0	
Are there any contaminated soils issues on the site		N	The former railway runs through the site. Unlikely to be an issue for industrial use.		C	0		0	
Is the site on peatland and could the development of the site lead to a loss of peat	CF	N			O	0		0	
PLANNING OVERVIEW	There are no soil concerns affecting this site								
SEA OVERVIEW	There are no SEA issues						SEA SCORE: 0		

WATER								
Are there any watercourses, wetlands, and/or boggy areas on the site	B and L	N			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	DGC hold flood records in relation to the site. Body of water adjacent to the site.		O	0	Drainage Impact Assessment required. Depending on content of information supplied, Flood Risk Assessment may also be required.	0
Will the development of the site have a direct impact on the water environment (e.g. result in the need for watercourse crossings or a large scale abstraction or allow de-culverting of a watercourse)		N			C	0		0
Is there sufficient capacity for the development to connect to the public foul sewer	PHH	Y	Newton Stewart WwTW has sufficient capacity for development.		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 for development.		C	0	Please note there is a 150mm PVC water though 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-	0

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						Development Enquiry process is strongly recommended.			
PLANNING OVERVIEW	There is evidence of flooding connected to site and a Drainage Impact Assessment would be required prior to development and a Flood risk assessment may be required. 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	Y	A75	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)		Y	Business and Industry land	SV	X	The proposal will be assessed against policy OP1a. Some noise attenuation and structural planting for screening will be required to mitigate against any adverse impacts.	0		
PLANNING OVERVIEW	Development proposals should be assessed against policy OP1a								
SEA OVERVIEW	Provided the necessary mitigation measures are implemented there should be no SEA issues						SEA SCORE: 0		

MATERIAL ASSETS									
Is the site.....		Brownfield	Y	Comment: Former railway line through site					
		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	Former railway line with some structural elements remaining on site which could be reused.	SV	0			+	
Does the site have existing and potential		N		C	0			0	

Site assessment question	Related SEA Topic	Yes/No	Comment	Information source	Pre mitigation score	Mitigation if appropriate	Post mitigation score	Consultation required
mineral extraction								
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					
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	Former railway line runs through site and therefore development would bring a brownfield site back into use							
SEA OVERVIEW	Brownfield land being redeveloped would result in positive SEA						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			It would be appropriate that Transport Scotland comment with regard to access from the A75 Trunk Road, however; it would appear that appropriate access from the A75(T) does not appear achievable. As such the site becomes landlocked and could only be considered in conjunction with the neighbouring site NST.B&I201. Any development of this site should be in conjunction with a suitable scheme for sustainable transport links. It should be noted that these fields lie below the existing road level and have been known to lie in water. Any development of this proposed site should be in accordance with Dumfries and Galloway Council's Technical Advice Note 5 'Roads and Accesses for Industrial developments' with parking provision in accordance with Dumfries and Galloway Council Parking Standards.						
PLANNING OVERVIEW	Site access from A75 not considered suitable and therefore access from NST.B&I201 should be considered.								

CLIMATIC FACTORS									
What is the site aspect (e.g. N, W, etc.)		Slightly undulating site			SV	0		0	
Can the site make best use of solar gain		Y	Part of site could be designed to make use of solar gain			SV	+	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	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: +		

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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 Former railway line runs through site and there is a known prehistoric burial 150m from the SW boundary; no significant issue, directive would be required for any granted planning consent.	
			Conservation Area	N	Inventory of Historic Battlefield	N		
			World Heritage Site	N	Inventory & Non-Inventory	N		
			Archaeological site	Y	Garden or Designed Landscape			
Will the development of the site result in the opportunity to enhance or improve access to the historic environment	L	N			SV	0	0	
PLANNING OVERVIEW	Archaeological mitigation and evaluation required regarding.							
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	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	Site is within a sensitive drumlin/moorland landscape, remote from the main settlement. The moorland is characterised by small-scale farms; industrial development would not be consistent with the rural nature and pattern of existing settlement.			C	X	Unlikely to be suitable for development without considerable tree/hedgerow planting and landscape treatment for screening and as mitigation.	0
Are there any locally attractive views that will be impacted by development of the site		Y	Potential issues with adjacent religious retreat as well as visual impacts from A75 and environs.			C	X	Considerable tree/hedgerow planting and landscape treatment for screening and as mitigation.	0
PLANNING OVERVIEW	Considerable tree/hedgerow planting required due to location within the moorland setting.								
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	Y	Site is located adjacent the Newton Stewart LDP settlement boundary

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boundary within the LDP								
Have all landowners been identified and have they agreed to disposal/development of the site		N	Site ownership to be established					
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 from occurring during the timeframe of the LDP.					
OVERALL PLANNING COMMENT	The site is considered suitable for long term business and industry land in the LDP. The site is adjacent to NST.B&I201 which is being proposed for allocation in LDP2. Design and layout proposals should incorporate an access to NST.B&I202 as access from the A75 is considered difficult to achieve. Landscaping for this site from surrounding land uses may be required and should be considered in the design and layout of any proposals.							
OVERALL SEA COMMENT	No negative SEA issues. Positive: brownfield site which may have suitable and reusable infrastructure, 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.							