Portpatrick (PPK)

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SEA Assessment

Portpatrick

0018.001 **Sunnymeade-North, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	+1	0	0	0	0	-1	0

Population/Health Within close walking distance to open space: could provide opportunities for physical activity. Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Partial brownfield: development would have less effect on soil quality than use of greenfield land.

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Existing caravan site on hillside above settlement. Lower areas are partially screened by boundary tree planting. Upper areas (eastern and southern part) are retained as open space at present but are more visible and should remain free of development to prevent site dominating settlement.

SEA Overall Summary Partial brownfield with positive climate, population and health benefits. Site has landscape issues.

0018.002 **Sunnymeade-South, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	**+/-**	-1	0	-2	**+/-**	0	-2	0

Population/Health Potential flood risk could affect human health: disruption / safety etc.
Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Water Potential flood risk identified

Climatic Potential flood risk area: could be affected by and exacerbate possible increase in flooding caused by climate change.
Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Greenfield site which flows over a domed summit between and above the valleys of Portpatrick and Portree. Site associates with wider rural landscape and is remote from existing settlement. Development would detract from character of settlement which is sheltered within a narrow valley.

SEA Overall Summary Greenfield with potential flood risk and landscape issues. The site has positive and negative climate, population and health factors.

** Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; Cl - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking : +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.*

Portpatrick

0095.004 **land at Common Croft, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	-1	-1	0

Population/Health Within close walking distance to open space: could provide opportunities for physical activity. Within close walking distance to open space: could provide opportunities for physical activity.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural It would be important to consider the wider landscape impact of the developed site, especially as a backdrop to the village conservation area when seen from the harbour or from the higher land in the vicinity of the hotel.

Landscape Greenfield site which overlooks Portpatrick and surrounds a sports pitch. Development could detract from character of settlement and it is too dominant on the skyline.

SEA Overall Summary Greenfield site with conservation and landscape issues. Site offers positive climate, population and health benefits.

0095.005 **land at High Merrick, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+1	0	-2	0

Population/Health Within close walking distance to open space: could provide opportunities for physical activity. Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Extensive raised site. Western area overlooks settlement whereas eastern section is part of wider rural landscape. Development would detract from character and setting of settlement which is sheltered within a narrow valley.

SEA Overall Summary Greenfield site with landscape issues. Site offers positive climate, population and health benefits.

100/PPK/01 **land east of Knockovar, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	+2	-1	-2	0

Population/Health Within close walking distance to open space: could provide opportunities for physical activity Within reasonable walking distance to existing facilities: could encourage active travel.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within close walking distance to existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural Forms backdrop to Conservation Area, and the southern part falls within it. The line of the former railway to the west should be preserved [GP63]

Landscape Site is open, expopsed and feels separate and remote from settlement. Development would detract from the unique sense of place of village which nestles into narrow valley

SEA Overall Summary Greenfield with cultural heritage and landscape issues.The site offers positive climate, population and health benefits.

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Portpatrick

100/PPK/02 **land far north of Dunskey Castle, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+2	-1	0	0	+2	-1	-2	0

Population/Health Within close walking distance to existing facilities: could encourage active travel.
Within close walking distance to open space: could provide opportunities for physical activity

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within close walking distance to existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural The line of the former railway to the west and south should be preserved [GP63]. Nearby Dunskey Castle is a Scheduled Monument.

Landscape Site is open, expopsed and feels separate and remote from settlement. Development would detract from the unique sense of place of village which nestles into narrow valley

SEA Overall Summary Greenfield with archaeology and landscape issues. Site offers positive climate, population and health benefits.

100/PPK/03 **land at east of Heugh Road, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	-1	0	0	0	0	-1	0

Population/Health Within close walking distance to existing facilities: could encourage active travel.
Within close walking distance to open space: could provide opportunities for physical activity

Soil Greenfield: would involve sealing / loss of previously undeveloped soil

Climatic Within reasonable distance of existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Landscape Site is visually separated from the main settlement by steep hillside and woodland. This woodland runs the length of the valley through the settlement and should be retained with additional tree planting adjacent to main road (north end of site). Potential development would associate with existing development to north of main road. Could impact on the cemetery so should be a buffer zone with screening by hedge and tree planting. Cemetery should retain views of and association with the sea, therefore no development of small area at southern end of site.

SEA Overall Summary Greenfield with landscape issues. Within walking distance to facilities and open space.

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Portpatrick

100/PPK/04 **land at South Cliff, Portpatrick**

Proposed Use Housing

* Summary Ranking for SEA Issues	B	PH	S	A	W	Cl	CH	L	MA
	0	+1	+1	0	0	+2	-1	-1	+1

Population/Health Within close walking distance to existing facilities: could encourage active travel.

Soil Brownfield: development would have less effect on soil quality than use of greenfield land.

Climatic Within close walking distance to existing facilities: could encourage walking or cycling and reduce carbon emissions from transport.

Cultural In Conservation Area. Bounded by route of former railway, which should be retained [GP63]

Landscape Development would be visible from the harbour, car parks and upper areas from caravan site to the east. Is screened by landform from other directions. Former railway line forms clear boundary to existing development but this site punches through into undeveloped farmland above. Could overshadow existing settlement and detract from key views from water frontage so if developed, should respect scale and proportion of existing traditional dwellings.

Material Brownfield site: could utilise existing infrastructure and reduce need to use undeveloped greenfield land.

SEA Overall Summary Brownfield site with positive climate, population and health benefits. Site is within Conservation Area, bounded by railway and has landscape issues.

**** Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; Cl - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking : +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.***