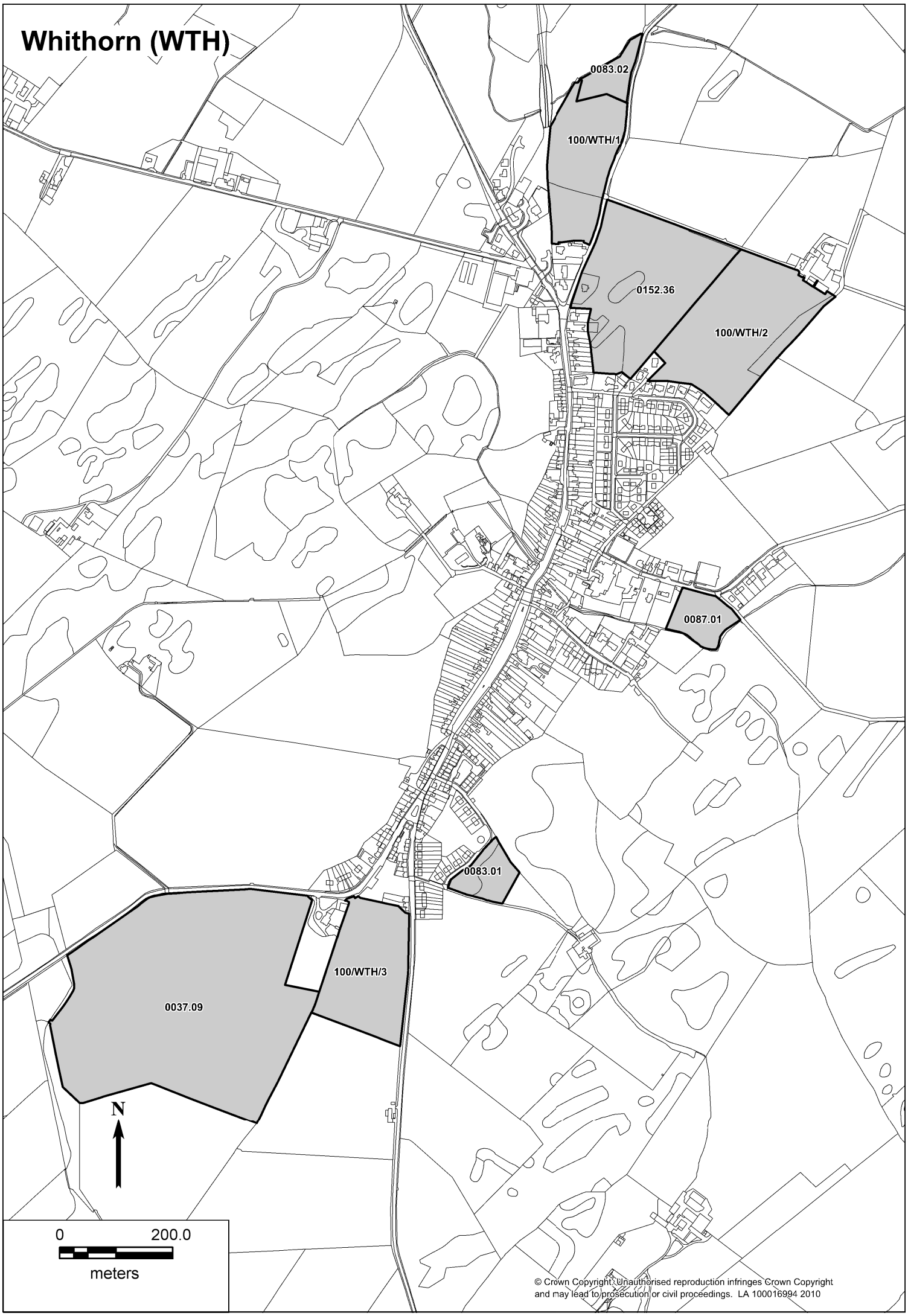
Whithorn (WTH)



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SEA Assessment

Whithorn

0037.009 **Wards Field, south west Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel

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

Landscape Elevated location; highly visible for S and E, also on the edge of Glasserton non-Inventory Designed Landscape. Outwith the existing settlement, this site has strong associations with open agricultural/parkland landscape rather than settlement which flows down the opposite side of a hill.

SEA Overall Summary Greenfield with biodiversity and landscape issues. Site offers positive population and health benefits.

0083.001 **land off Greencroft, Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

Population/Health Within close walking distance to existing facilities: could encourage active travel. Core Path close/adjacent to site: could provide opportunities for walking and cycling. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel

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

Cultural Great care would be required to achieve a sensitive development that did not intruded into 'open countryside'. Consideration of views of the town from further south and east would be key consideration. Like to have a significant impact.

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

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0083.002 **Old Yard Coup, Garlieston Road, Whithorn**

Proposed Use Housing, Leisure

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

Biodiversity May require European Protected Species survey

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. Aspirational Core Path close/adjacent to site: could provide opportunities for walking and cycling. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel.
Potential contamination may have affect on human health

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

Landscape Site is outwith settlement and associates with agricultural landscape not settlement. Development would be visible from main approach to town.

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

SEA Overall Summary Brownfield site with positive population and wellbeing benefits. Site has possible contaminated land, biodiversity and 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.*

Whithorn

0087.001 **Ladycroft Field, Castlehill, Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

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. Core Path close/adjacent to site: could provide opportunities for walking and cycling. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel.
Potential flood risk could affect human health: disruption / safety etc.

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.

SEA Overall Summary Greenfield with potential flood risk and biodiversity issues. Site offers numerous positive population and health benefits.

0152.036 **land east of B7004, North Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

Population/Health Within close walking distance to existing facilities: could encourage active travel. Core Path close/adjacent to site: could provide opportunities for walking and cycling. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel.
Potential contamination may have affect on human health

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

Landscape Large north-sloping field on edge of settlement. Site falls away from the B7004 toward a shallow valley with gorse thicket. Includes an existing garden with several deciduous trees. A farm track forms a clear northern boundary. The site is enclosed by dry stone dykes.

SEA Overall Summary Greenfield with possible contaminatied land, biodiversity and landscape issues. Site offers positive population and health benefits.

**** 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.***

Whithorn

100/WTH/01 **land at Stirnie Birnie Bridge, Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

Population/Health Potential flood risk could affect human health: disruption / safety etc. Potential contamination may have affect on human health.
Cycle path close/adjacent to site: could provide opportunity for physical activity/ 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.

SEA Overall Summary Greenfield with possible contaminated land, biodiversity and potential flood risk issues. Site is close to cycle path.

100/WTH/02 **land west of Common Park, Whithorn**

Proposed Use Housing

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

Biodiversity May require European Protected Species survey

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. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel.

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

Landscape Logical extention to settlement if combined with adjacent CFS site. Development should be defined and limited by landform (change in gradient) with remainder of field planted as screening.

SEA Overall Summary Greenfield with biodiversity and landscape issues. Site offers positive population and health benefits.

100/WTH/03 **land south of Glasserton Street, Whithorn**

Proposed Use Housing

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

Population/Health Within reasonable walking distance to existing facilities: could encourage active travel. Cycle path close/adjacent to site: could provide opportunity for physical activity/ active travel

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

Landscape Site is distinct from existing settlement and part of open rural landscape.

SEA Overall Summary Greenfield site with landscape issues but offers population and health benefits.

**** 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.***