Auchencairn (AUC)

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SEA Assessment

Auchencairn

0057.001 **land to N. of Primary School, Auchencairn**

Proposed Use Housing

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

Biodiversity May need EPS survey

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

Water No known flood risk issues.

Cultural The land behind the school is higher than the rest of the settlement and development could be intrusive upon the proposed Conservation Area.

Landscape Some landscape concerns. Within Solway Coast Regional Scenic Area; adjacent to the East Stewartry Coast National Scenic Area. Site is visually prominent from a wide area and associates with open rural landscape to the north and west; development of this area would detract from the nature and pattern of the existing settlement.

SEA Overall Summary Minor SEA issues, mainly concerned with landscape impact relating to prominence of site in sensitive setting.

0057.002 **Knocknocher, Auchencairn**

Proposed Use Housing

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

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

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

Water Site does not fall within SEPA's indicative 1 in 200 year flood risk area.

Climatic Site is northerly facing: could not easily make use of passive solar gain in design of housing and likely to require greater energy use increasing carbon emissions.

Cultural Significant effect on character of proposed Conservation Area.

Landscape Landscape concerns. Within Solway Coast Regional Scenic Area; adjacent to the East Stewartry Coast National Scenic Area. Knocknocher Hill dominates settlement and its environs. Site extends onto the flattened hilltop above and is prominent from the A711 to the NE and to the SW.

SEA Overall Summary Minor SEA issues, concerned with landscape impact relating to prominence of site in sensitive setting. Climatic factors affected as northerly facing site, unable to make best use of passive solar gain.

** 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.*

Auchencairn

0061.001 **Auchencairn Glebe, Auchencairn**

Proposed Use Housing

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

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

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

Cultural Given remote location from village Conservation Officer does not feel that this site should be developed.

Landscape Landscape concerns. Within Solway Coast Regional Scenic Area; adjacent to the East Stewartry Coast National Scenic Area. Development would not be acceptable on landscape grounds. Site is visually distinct and separate from settlement; separated by established woodland in garden and plantation. Settlement nestles into hillside; site is atop hill. Set in agricultural land on key approach to village.

SEA Overall Summary Moderate SEA concerns. Detrimental impact on landscape within a sensitive setting and affect on approach to proposed conservation area.

0073.005 **land adjacent Baker Street/Main Street, Auchencairn**

Proposed Use Housing

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

Biodiversity SNH have not identified any natural heritage interest at this strategic level.

Population/Health Minor potential flood risk highlighted.

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

Water Potential flood risk highlighted

Climatic Potential flood risk highlighted: could be affected by and exacerbate possible increase in flooding caused by climate change.

Cultural Possible effect on proposed Conservation Area if whole site developed. Mitigation: limit development to more appropriate part of site.

Landscape Within Solway Coast Regional Scenic Area; adjacent to the East Stewartry Coast National Scenic Area. Development may be acceptable, would need mitigation: Retain existing field boundaries. Keep development away from burn and retain existing trees.

SEA Overall Summary Minor negative SEA issues. Potential flood risk identified which could affect human health and resilience to climate change. Possible effect on cultural heritage and landscape.

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Auchencairn

100/AUC/03 **land to north east of Parish Church, Auchencairn**

Proposed Use Housing

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

Biodiversity Close to SSSI. EPS survey may be required.

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

Water No known flood risk issues.

Cultural New housing would be intrusive and change the character and setting of the proposed conservation area as well as affect the setting of the church. The impact on the village and church of the development and its access would have the potential to harm the proposed conservation area.

Landscape Within Solway Coast Regional Scenic Area; partially within East Stewartry Coast National Scenic Area. Site is low-lying and screened from most directions.

SEA Overall Summary Moderate SEA issue relating to cultural heritage. Development of site felt to be detrimental to setting of proposed conservation area and listed church.

**** 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.***