Twynholm (TWY)

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SEA Assessment

Twynholm

0003.001 **land adjacent The Doon, Twynholm**

Proposed Use Housing (affordable)

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

Population/Health Potential flood risk could affect human health: disruption / safety etc.

Soil Greenfield: would involve sealing / loss of previously undeveloped soil. Very close to river or burn, could cause soil erosion of banks.

Water Flood risk identified.

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

Cultural Cultural heritage issues that require mitigation/evaluation to be carried out: Adjacent to Late Prehistoric fort. Setting effect on adjacent fort to the north-west, possibly area of archaeological interest in NW corner.

Landscape Some landscape concerns. Doon Hill is a highly visible, prominent local landmark and historic site. Settlement "nestles" in valley; development on upper slopes of Doon Hill would detract from character. Mitigation: Limit to low-lying areas. Eastern area (south of 'The Doon') could be developed provided river corridor is kept as 'green wedge'. Retain hedgerow trees.

SEA Overall Summary Moderate SEA concerns relating to flood risk which could affect human health and resilience to climate change. Also cutural heritage and landscape concerns as the land includes a prominent archaeological site.

100/TWY/01 **Land to east of Heather Bank, Twynholm**

Proposed Use Housing

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

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

Landscape Mitigation: Ensure buffer/ screening from A75.

SEA Overall Summary Very minor SEA soil issue: would involve some loss/ sealing of previously undeveloped soil.

100/TWY/02 **Land to north of Milestone, Twynholm**

Proposed Use Housing

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

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

Landscape Some landscape concerns. Mitigation: Ensure buffer/ screening from A75.

SEA Overall Summary Minor SEA issues relating to landscape and need for screening from the A75.

** 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.*

Twynholm

100/TWY/04A **Land to north of Walltrees, Twynholm**

Proposed Use Housing

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

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

Cultural Opposite Listed church. Possible standing stone recorded in northern part of site - mitigation may be required.

Landscape Some landscape concerns. Church and school are prominent buildings in this upper area of the settlement. Site forms important part of approach from south; the church is the focus of this vista. Mitigation: Limit development to eastern half of site with dwellings addressing Manse Rd. Limit height/scale to ensure church is dominant element. Retain green space in western half adjacent to road junction and School Rd.

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure.

SEA Overall Summary Minor SEA issues. Potential effect on listed church to north of site and some landscape concerns relating to the setting of the village and adjacent buildings.

100/TWY/05 **Land to west of cemetery/south of Manse Road, Twynholm**

Proposed Use Housing

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

Population/Health Potential flood risk could affect human health: disruption / safety etc.

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.

Landscape Some landscape concerns. Site has no clear southern boundary. Mitigation: limited development addressing road may fit with settlement pattern provided boundary is clearly defined and strengthened.

Material Detached greenfield site, development would not make best use of resources; not able to make use of existing infrastructure.

SEA Overall Summary Minor SEA issues relating to potential flood risk which could affect human health and resilience to climate change. Also some landscape concerns.

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Twynholm

100/TWY/06 **Land to north of Manse Road, Twynholm**

Proposed Use Housing

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

Biodiversity There are areas of Scottish Semi-natural woodland within the site boundary.

Population/Health Potential flood risk could affect human health: disruption / safety etc.

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

Water Some evidence of past flooding.

Climatic Some evidence of past flooding. Any potential flood risk area could be affected by and exacerbate possible increase in flooding caused by climate change.

Landscape Some landscape concerns. Mitigation: Scope for limited development adjacent to road. Should retain existing tree avenue and avoid excessive terracing.

SEA Overall Summary Minor negative SEA issues including potential flood risk which could affect human health and resilience to climate change.

100/TWY/08 **land south of A75, Twynholm**

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 Very close to the A75, traffic noise may affect human health.

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

Landscape The site forms a buffer between the A75 and the remaining village. Development would not be acceptable, especially given the potential for development to the south of the site and the need to retain this piece of land to provide screening.

SEA Overall Summary Minor to moderate SEA concerns relating to the impact of traffic noise on human health and the need to retain the land as a buffer strip between the A75 and existing and potential dwellings.

**** 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.***