



Post-Adoption SEA Statement

Title: Coupar Angus Conservation Area Appraisal

Date: 05/09/2007

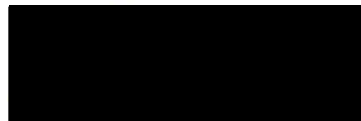
Submit Completed Report To:

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SEA Gateway
Scottish Executive
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Victoria Quay
Edinburgh EH6 6QQ

1. Cover Note

- 1.1 Name of Responsible Authority Perth & Kinross Council
- 1.2 Title of Plan, Programme or Strategy Coupar Angus Conservation Area Appraisal
- 1.3 Contact Name Richard E Welch
- 1.4 Job Title Conservation Officer
- 1.5 Address Conservation Section, Sustainable Development Planning, The Environment Service, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD
- 1.6 Telephone Number 01738 476598
- 1.7 Email REWelch@pkc.gov.uk

Signature
(Electronic signature is acceptable)



Date 05/09/2007

2. Key Facts

2.1	Responsible Authority	Perth & Kinross Council
2.2	Title of PPS (plan)	Coupar Angus Conservation Area Appraisal
2.3	Purpose of PPS	Focuses upon the areas likely to be included within the boundaries of a Conservation Area and seeks to define the special architectural and historic interest of the Area and key building groups and features that contribute to its character and appearance.
2.4	What prompted the PPS? <i>(e.g., a legislative, regulatory or administrative provision)</i>	Legislative: National Planning Policy Guideline 18 – Planning and the Historic Environment (para.'s 31 – 33). Local Plan policy: Eastern Area Local Plan Review 2005 proposes an extension to the Coupar Angus Conservation Area.
2.5	Subject <i>(e.g., Transport or Tourism)</i>	Built heritage
2.6	Period Covered by PPS	5 – 10 years
2.7	Frequency of Updates	5 years or as circumstances/resources dictate
2.8	Area covered by PPS (km ²)	0.17 km ²
2.9	Map Included? <i>(See Appendix 1)</i>	Yes
2.10	Summary of nature/content of PPS	Survey of settlement development, townscape analysis, conservation strategy, possible sites suggested for enhancement schemes, management and monitoring of the Conservation Area.
2.11	Date Adopted	05/09/2007

3. Post-Adoption SEA Statement

This document (referred to as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005.

Introduction

The Coupar Angus Conservation Area Appraisal has been subject to a process of strategic environmental assessment (SEA), as required under the Environmental Assessment (Scotland) Act 2005. This has included the following activities:

- Taking into account the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland) regarding the scope and level of detail that was appropriate for the Environmental Report.
- Preparing an Environmental Report on the likely significant effects on the environment of the draft plan, which included consideration of:
 - the baseline data relating to the current state of the environment;
 - links between the plan, programme or strategy (PPS) and other relevant strategies, policies, plans, programmes and environmental protection objectives;
 - existing environmental problems affecting the PPS;
 - the plan's likely significant effects on the environment, both positive and negative;
 - the mitigation measures envisaged for the protection, reduction and offsetting of any significant adverse effects;
 - an outline of the reasons for selecting the alternatives chosen;
 - monitoring measures to ensue that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- Consulting on the environmental report.
- Taking into account the environmental report and the results of consultation in making final decisions regarding the PPS.
- Committing to monitoring the significant environmental effects of the implementation of the PPS. This will also identify any unforeseen adverse significant environmental effects and to enable taking appropriate remedial action.

Availability of SEA Documents

The full PPS as adopted, along with the Environmental Report and Post-Adoption SEA Statement may also be inspected free of charge at Perth & Kinross Council or on the website (a paper copy can be made available on request for a reasonable charge) during normal hours of operation:

Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

<http://www.pkc.gov.uk/couparangusconservationarea>

Consultation on the Environmental Report was undertaken in parallel with a five and a half week consultation period on the content of the draft Coupar Angus Conservation Area Appraisal. Both the Conservation Area Appraisal and the accompanying Environmental Report were made available online and at the premises of Perth & Kinross Council. The consultation period ran from 14 May to 22 June 2007.

Following the consultation period, the Environmental Report and the results of consultation on it were taken into account and used to guide the final decisions regarding the content and scope of the Coupar Angus Conservation Area Appraisal. Perth & Kinross Council adopted the Coupar Angus Conservation Area Appraisal on **29 August** 2007 and Coupar Angus will be re-designated as an extended Conservation Area. In addition, the associated Article 4 Directions will be forwarded to the Scottish Ministers for approval.

Environmental Considerations & Findings of the Environmental Report

Environmental Problems

A number of potential environmental problems were considered in the Environmental Report. These included new development pressures, which may result in the loss of habitat for protected species, notably bats, and the disruption of wildlife corridors. Development or demolition works could pose a threat to the River Tay Area of Conservation (SAC) through excessive sediment loads and siltation. This may cause damage to otter holts.

In considering these issues, Perth & Kinross Council concluded that the Coupar Angus Conservation Area Appraisal was unlikely to have these impacts due to the fact that the plan focuses on conserving the historic character of the area. The designation as an extended Conservation Area, together with the Article 4 Directions will prevent buildings from being demolished and will likely result in less development or building works occurring. In addition, the majority of the area covered as part of the Conservation Area Appraisal is already well developed and will not provide an opportunity for large development projects.

Prevention & Mitigation Measures

A key objective of the Conservation Area Appraisal is to prevent an erosion of the character of the Coupar Angus Conservation Area. This will involve measures to preserve and enhance existing green spaces, tree groups and wildlife corridors; the promotion of soft landscaping and use of natural and permeable hard landscaping; restricting the use of sand blasting and toxic chemical cleaning on the exterior of historic buildings, thus reducing risks of pollutants entering ground or surface waters.

Building development and demolition will be more strictly controlled through additional planning controls. The repair, rather than replacement, of historic buildings and use of traditional and local building materials will be encouraged.

Consultation Comments

Table 3.1: Summary of comments from public consultation and response of Perth & Kinross Council.

Consultation Authority Comments			
<i>Page</i>	<i>Paragraph</i>	<i>Comment</i>	<i>Response</i>
Historic Scotland			
		No comments.	General points raised by HS relating to the Pitlochry Conservation Area Appraisal SEA Environmental Report have been taken into account.
SEPA			
	Whole document	SEPA does not consider that the Conservation Area Appraisal is likely to have significant environmental effects in respect of its main areas of interest. SEPA does not have any specific comments regarding the environmental effects of the plan.	Noted.
Scottish Natural Heritage			
16-22	Section 3	It would be helpful to provide more specific reference to baseline data describing the current state of the environment and to enable quantification of the potential impact of the plan.	SEPA data on characterisation in terms of water quality, waster chemistry and habitat / physical measurements will provide baseline data and the continued monitoring will allow PKC to monitor water quality as well as the state of the SSSI. A paragraph has been added at 4.5.
23	4.2	It would be helpful to assess these development pressures and identify mitigation measures where appropriate.	Mitigation measures are outlined in Section 5, para.'s 5.8,5.9,5.10. There will be no significant development as a result of the Appraisal. The Conservation Area Appraisal is in line with the Structure and Local Plans which have policies to protect biodiversity and habitat.
25	Table 4.1	More specific objectives could be used here. The indicators and targets listed appear more as sub-objectives. The achievement of objectives should be able to be measured by indicators.	Noted. Table 4.1 presents the SEA objectives and Table 6.1 presents the specific monitoring that will be carried out to assess these objectives. Perth & Kinross Council developed this list of indicators to compliment Table 4.1 and feels that these indicators are specific and will enable the Council to monitor for any environmental effects.

10	2.12	As part of the Conservation Area design guidance it would be helpful to raise awareness of the possibility of bats and their resting places being present, their statutory protection and measures required.	Agreed. Design guidance for homeowners and developers will be produced with information and advice included from the Tayside Biodiversity Action Plan, SNH guidance notes (bats and people' and ` bats in buildings') and PAS 2010: `Planning to halt the loss of biodiversity'.
30-32: Section 6		SNH welcomes the proposed monitoring arrangements for the plan.	Noted.

Comments from Organisations / Members of the Public

<i>Respondent</i>	<i>Page</i>	<i>Paragraph</i>	<i>Comment</i>	<i>Response</i>
Coupar Angus Regeneration Trust	N/A		No objections or comments.	Noted.
Coupar Angus Community Council	N/A		No response.	

4. Implementation & Review

Summary of Findings

- Alternatives Considered:

Alternative boundaries were considered, however all of the proposed boundaries focused on the old town of Coupar Angus. The area under consideration was already well developed and little or no development is expected to occur as a result of this plan. The plan focuses on the retention, protection and enhancement of the historic character of Coupar Angus. As such, buildings will be retained and restored wherever possible.

- How SEA influenced the Plan:

The SEA process helped to focus on the links between the built heritage and the natural heritage. Although a Conservation Area Appraisal is essentially a planning guidance document about the qualities of the local built heritage and townscape, it also needs to identify the contribution of green spaces, tree groups, rivers and burns to the amenity and visual quality of the area. The SEA process has facilitated better overall thinking of how the natural heritage is inter-linked with the historic townscape and how the natural environment can be affected both in the immediate and wider area.

- How the Environmental Report was changed as part of consultation:

PKC agreed with SNH that particular mention will be made of protected wildlife species and their habitats, including bats, to raise awareness for home owners and building developers as part of further Conservation Area design guidance. Clarification and emphasis of the controls on works to scheduled ancient monuments has been added after comments received from Historic Scotland. Various other clarifications and factual corrections have been made.

The Coupar Angus Conservation Area Appraisal will be reviewed every 5 years. This process will include consideration of whether the PPS needs to be amended as Perth & Kinross Council's priorities, understanding of the issues, available resources and other circumstances may change significantly over that period.

Perth & Kinross Council has concluded that no significant changes were needed between the draft and finalised versions of the Coupar Angus Conservation Area Appraisal, which would lead to a requirement to produce a revised Environmental Report.

Monitoring Measures

Biodiversity, flora and fauna:

Monitor salmon, otter and lamprey populations in the Tay SAC; monitor the amount of green space in the Coupar Angus Conservation Area; monitor the status of woodlands and historic trees in the plan area through tree preservation orders issued and number of complaints regarding unauthorised tree works, including felling.

Cultural heritage:

Monitor the historic environment in the plan area, including number of planning and listed building consent applications and outcomes; proportion of buildings and spaces in need of enhancement; number of listed building entries, and number of archaeological reports issued per year.

Material assets:

Monitor the historic character of the plan area, including change in the number of buildings at risk and negative buildings and/or spaces identified.

Monitoring of the Conservation Area Appraisal against the PPS will be undertaken every 30 months, with the report being posted on the Perth & Kinross Council web site.

5. Conclusion

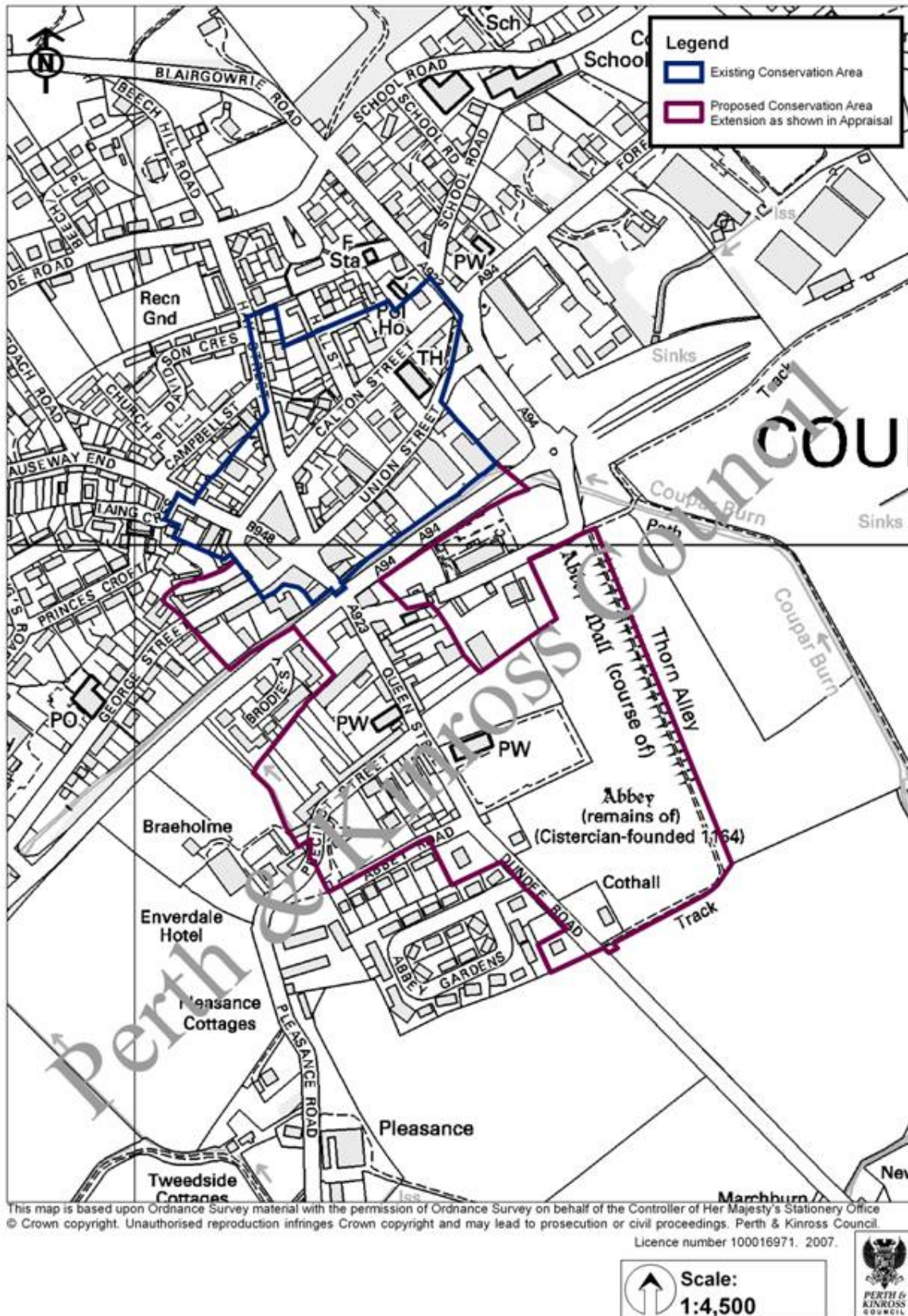
While we believe in the importance of the SEA process, PKC has come to the conclusion that Conservation Area Appraisals (CAA) are essentially guidance documents and as such, do not require full SEA. During the preparation of the Coupar Angus and Pitlochry CAA's and Environmental Reports, it became apparent that the CAA and Article 4 Directions would have only minor or no significant environmental effects. In light of this, PKC wrote to SNH with a Revised Screening Report for the Blairgowrie and Blair Atholl CAA's and requested that SNH reconsider their opinion based on clarified information.

The original responses to the Screening Report from the Consultation Authorities stated that SEPA and Historic Scotland anticipated no significant environmental effects as a result of the appraisals. However, SNH was of the opinion that the plans could have significant effects on protected species and habitats, green space, and protected habitats or designated landscapes. PKC acknowledged that the information contained in the original Screening Reports for the four CAA's was not presented clearly or in enough detail. In failing to adequately explain these plans, the Consultation Authorities (particularly SNH) were led to believe that the plans were of a greater scope than they actually are. We believe that this misunderstanding led SNH to conclude that the plans would have significant environmental effects.

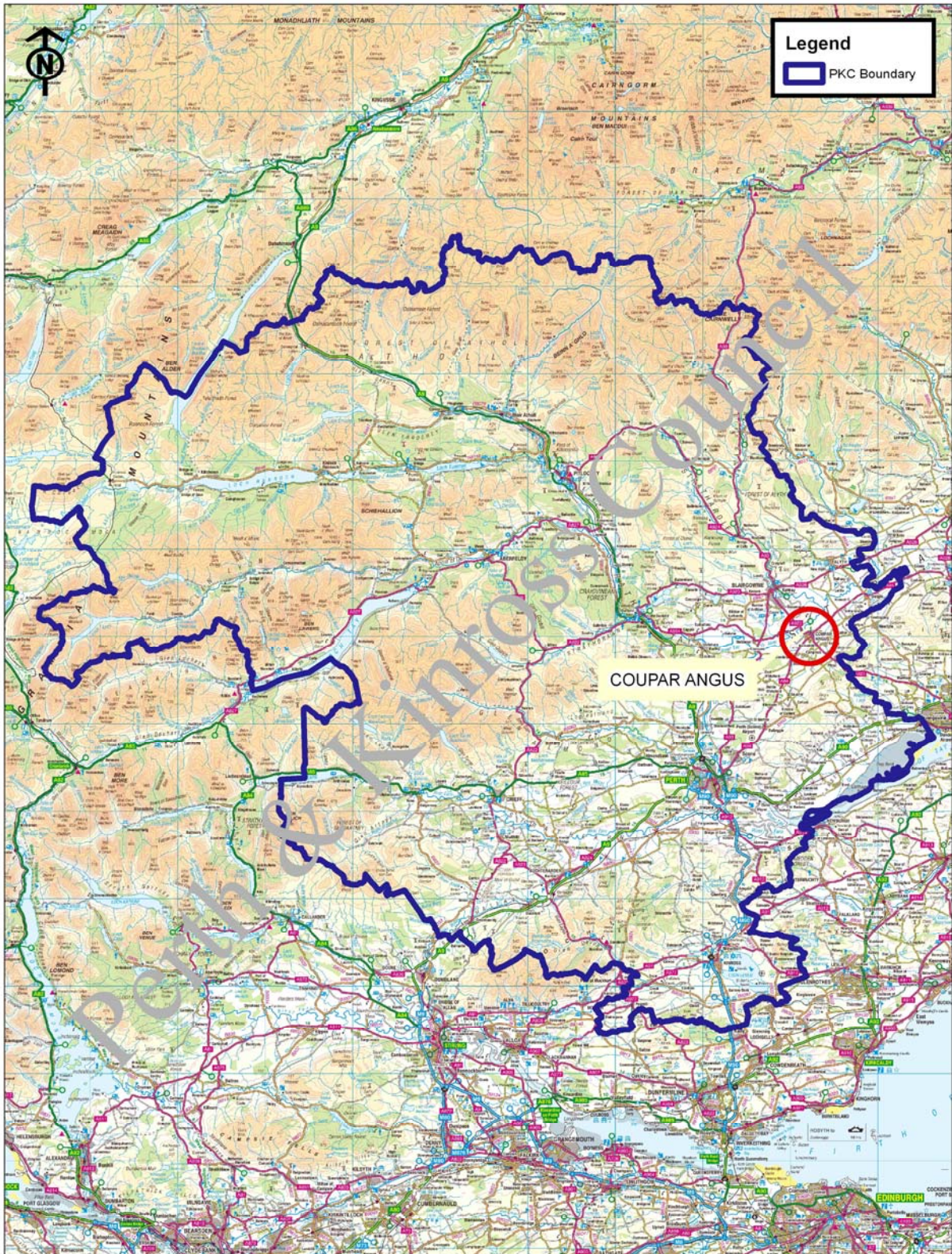
After consideration of the Revised Screening Report for Blairgowrie and Blair Atholl, SNH has reconsidered their opinion and agrees with PKC that the plans are not likely to have significant environmental effects. PKC will complete the SEA process for the Coupar Angus and Pitlochry CAA's, but will re-advertise our determination to carry out SEA for Blairgowrie and Blair Atholl. As SEA is a new process, PKC felt it was better to acknowledge and rectify our mistakes in this matter in order not to set a precedent for other Local Authorities.

Despite these difficulties, the SEA process has helped PKC to develop a more balanced Coupar Angus Conservation Area Appraisal. It did expand the focus of the plan somewhat, and will help PKC to meet our obligations under sustainable development and best value, as well as benefiting the people of the area, and protecting and enhancing the environment.

Appendix 1: Map of Coupar Angus Conservation Area Appraisal boundary



Conservation area boundary proposed in the Coupar Angus Conservation Area Appraisal.



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Scale:
1:550,000



Map of Perth & Kinross Council boundaries highlighting Coupar Angus which is in the area affected by the plan.