



## Post-Adoption SEA Statement

**Title: Pitlochry Conservation Area Appraisal**

**Date: 31/07/2007**

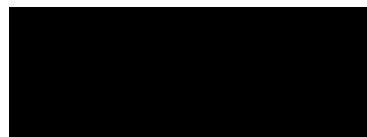
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## Cover Note

- 1.1 Name of Responsible Authority Perth & Kinross Council
- 1.2 Title of Plan, Programme or Strategy Pitlochry 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 31/07/2007

## Key Facts

3.1	<b>Responsible Authority</b>	Perth & Kinross Council
3.2	<b>Title of PPS (plan)</b>	Pitlochry Conservation Area Appraisal
3.3	<b>Purpose of PPS</b>	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.
3.4	<b>What prompted the PPS?</b> <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: A Conservation Area to be designated for Pitlochry (Highland Area Local Plan 2000).
3.5	<b>Subject</b> <i>(e.g., Transport or Tourism)</i>	Built heritage
3.6	<b>Period Covered by PPS</b>	5 – 10 years
3.7	<b>Frequency of Updates</b>	5 years or as circumstances/resources dictate
3.8	<b>Area covered by PPS</b> (km <sup>2</sup> )	0.35 km <sup>2</sup>
3.9	<b>Map Included?</b> <i>(See Appendix 1)</i>	Yes
3.10	<b>Summary of nature/content of PPS</b>	Survey of settlement development, townscape analysis, conservation strategy, possible sites suggested for enhancement schemes, management and monitoring of the Conservation Area.
3.13	<b>Date Adopted</b>	31/07/2007

# 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 Pitlochry 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/pitlochryconservationarea>

Consultation on the Environmental Report was undertaken in parallel with a five and a half week consultation period on the content of the draft Pitlochry 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 7 May to 15 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 Pitlochry Conservation Area Appraisal. Perth & Kinross Council adopted the Pitlochry Conservation Area Appraisal on 27 June 2007 and Pitlochry will be designated as a 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. There are important wildlife corridors in Pitlochry for the red squirrel. 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 Pitlochry 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 a 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 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 Pitlochry 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.

<b>Consultation Authority Comments</b>			
<i>Page</i>	<i>Paragraph</i>	<i>Comment</i>	<i>Response</i>
<b>Historic Scotland</b>			
1,2,3	Non-Technical Summary	The Non-Technical Summary information is not provided in the main body of the Environmental Report.	Disagree. The Non-Technical Summary is a summary of what is contained in Sections 2 – 7 of the Environmental Report and highlights the key issues. Summary information in the NTS is extracted from Sections 2 – 7. It is not new or different information.
13-15	Table 2.1	It may be worth noting here that controls on works to scheduled ancient monuments and listed buildings will remain in place alongside the Conservation Area designation and the proposed Article 4 Directions.	Agreed. A new paragraph has been added at 2.22.
20	Table 3.1	Number of listed buildings within the boundaries of the Conservation Area Appraisal may be incorrect.	Agreed. Number of listed buildings amended to 42.
23-26	Section 4	No assessment is provided of the proposals contained in the Conservation Area Appraisal.	Disagree. Assessment of potential cumulative effects are analysed in Table 4.2. The Appraisal does not propose specific enhancement schemes, it only suggests a programme of opportunities for enhancement and possible key sites which may be pursued in the future.
34,35	Appendix A:	Requiring planning consent for installation or alteration of satellite antennas, water undertakings and sewerage undertakings may have positive effects on the historic environment.	Agreed. The cultural heritage rating has been amended for these three classes (changed from 0 to +).
<b>SEPA</b>			
	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.
<b>Scottish Natural Heritage</b>			
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

Respondent	Page	Paragraph	Comment	Response
Pitlochry Civic Trust	N/A		Suggest that, for the inexperienced, abbreviations like SEA, CAA, PPS etc. should be listed in full in a Table following the Contents on pg.2.	Agreed. Amendments made and abbreviations listed in full after Contents page.
Pitlochry Civic Trust, Cllr Eleanor Howie (local elected member)	2	2 <sup>nd</sup> para of 2 <sup>nd</sup> page of Non-Technical Summary	River 'Tay' should say River Tummel.	Noted and corrected.
Pitlochry Civic Trust	3, 17-20, 23, 31	1 <sup>st</sup> para. on pg.3, 3.9 – 3.23, 4.2, Table 6.1	In view of the advancing threat to the red squirrel from the larger grey, we suggest that red squirrels be included at some or all of these places. In hard winters, red squirrels may invade the town gardens for nuts and the corridor in common use is that from Pine Trees via Strathview Terrace.	Agreed. Reference to red squirrels added at 4.2, pg.23, indicating this important wildlife corridor.
Pitlochry Civic Trust	19	3.14	Insert is after 'it'.	Noted and corrected.
Pitlochry Civic Trust	20	3.25	We feel that 'two' character areas should be three, with the inclusion of the Pitlochry Hydro Hotel and area to the south of it included in the latest draft of the Conservation Area Appraisal.	Noted and corrected. Sentence added to describe the third character area.
Pitlochry Civic Trust	20	Table 3.1	We suggest the figures for listed buildings and Scottish Sites and Monuments should be checked.	Noted and checked. The figure for listed buildings has been amended in line with Historic Scotland's figure (mentioned above).
Pitlochry Civic Trust	41	Map (3 <sup>rd</sup> map in Appendix C)	Map showing 'Conservation Area proposed by Pitlochry Civic Trust' – this does not represent in an intelligible way the Civic Trust's proposals, and we suggest that the map is not required in this Report and should be omitted.	Comments noted. This map with suggested conservation area boundary was considered at the beginning of the Appraisal and the Strategic Environmental Assessment process and therefore should be included. However, it is not accurate to state that this boundary was proposed by the Civic Trust. The description of the map has been amended to say 'first boundary considered by Perth & Kinross Council', which is indeed the case.
Cllr Eleanor Howie	34,35	Appendix A	There should be a key to explain the scoring system (+, -, 0).	Agreed. A key has been included.

# Implementation & Review

## Summary of Findings

- Alternatives Considered:

Alternative boundaries were considered, however all of the proposed boundaries focused on the town of Pitlochry. 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 Pitlochry. 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. Specific mention of the importance of wildlife corridors in Pitlochry for red squirrels was made by the local Civic Trust and this has now been included in the Report. 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 Pitlochry 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 Pitlochry 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 Pitlochry 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.

## Conclusion

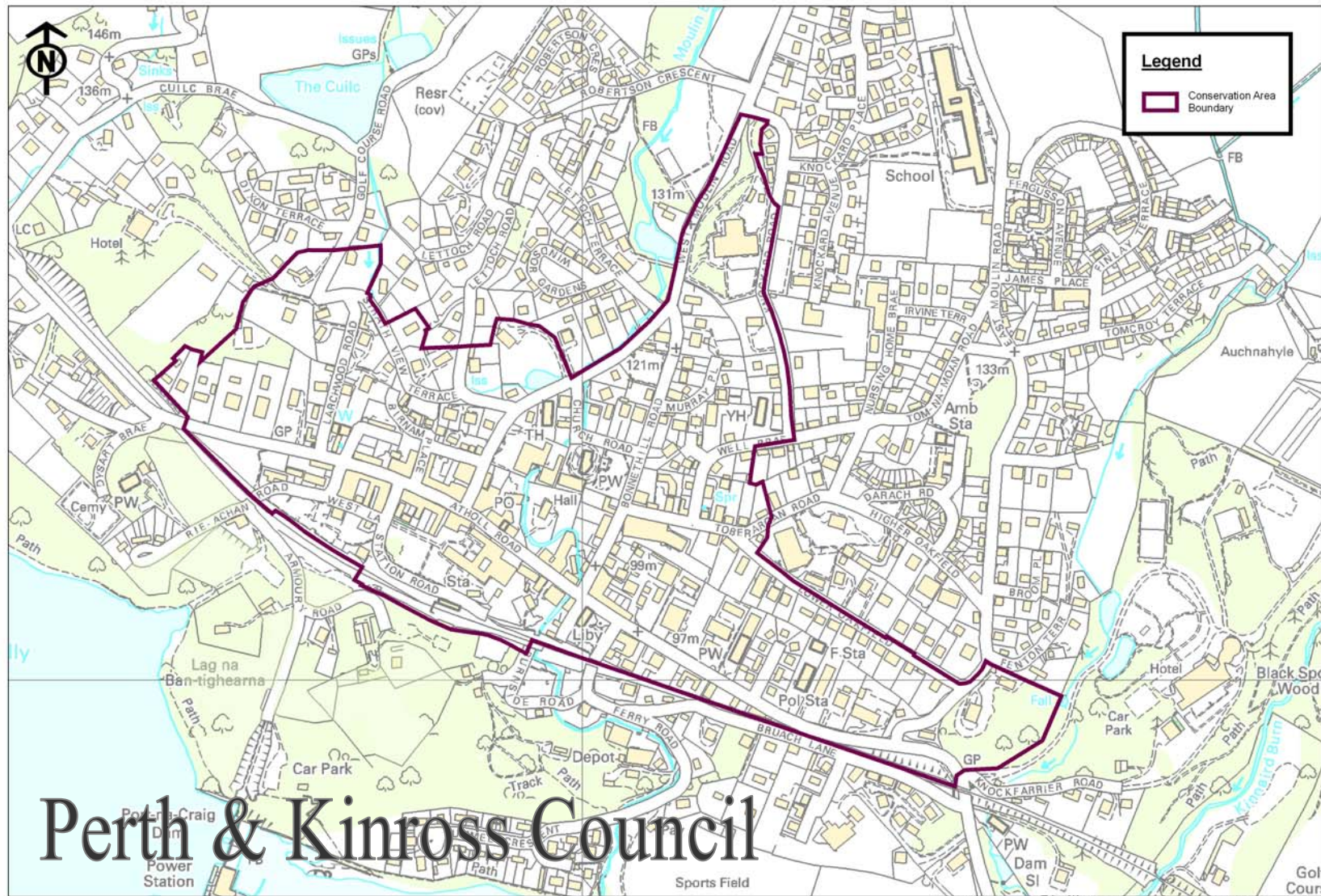
While we believe in the importance of the SEA process, PKC has come to the conclusion that Conservation Area Appraisals (CAA) are essentially guidance documents and as such, do not require full SEA. During the preparation of the Pitlochry and Coupar Angus CAA's and Environmental Reports, it became apparent 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.

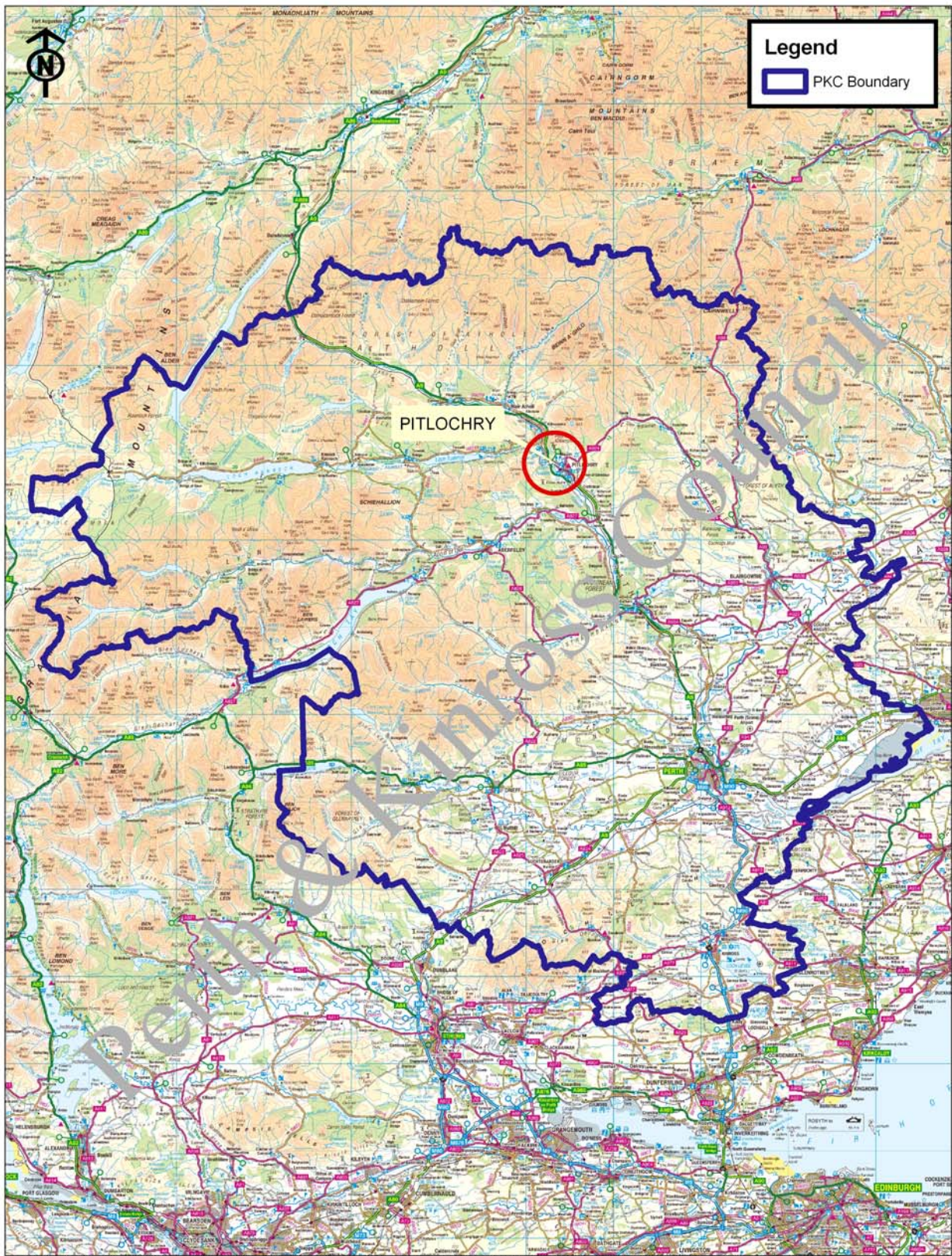
After consideration of the Revised Screening Report for Blairgowrie and Blair Atholl, SNH has reconsidered their opinion and agrees with PKC that the plans are not likely to have significant environmental effects. PKC will complete the SEA process for the Pitlochry and Coupar Angus CAA's, but will re-advertise 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 Pitlochry 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 Pitlochry Conservation Area Appraisal Boundary



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**Scale:**  
**1:550,000**

