



## **Strategic Environmental Assessment: Environmental Report**

**Title:** Coupar Angus Conservation Area

Appraisal Date: 29 August 2007

Submit Completed Report To:

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## Acronyms

CA	Conservation Area
CAA	Conservation Area Appraisal
CO <sub>2</sub>	Carbon Dioxide
EEC	European Economic Community
PAN	Planning Advice Note
PPS	Plan, Programme or Strategy
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEPA	Scottish Environment Protection Agency
SNH	Scottish Natural Heritage

## Non-Technical Summary

This is the non-technical summary for the SEA Environmental Report for the Coupar Angus Conservation Area Appraisal. The Environmental Report is the final stage of the Strategic Environmental Assessment (SEA) process, which the Council has to comply with as part of Section 14 of the Environmental Assessment (Scotland) Act 2005.

The non-technical summary aims to summarise the contents of the environmental report in a clear and concise manner in order to assist members of the public in understanding what environmental effects may occur as the result of implementing this plan. Other information regarding the plan can be found on the Perth & Kinross Council website:

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

As part of the preparation of the Coupar Angus Conservation Area Appraisal, Perth & Kinross Council has carried out a Strategic Environmental Assessment (SEA) of this plan. SEA is a process which is a key component of sustainable development and is focused on protecting the environment. The process assesses the potential impacts of a plan on the environment, as well as setting out measures to mitigate for any impacts and future monitoring provisions. It also includes a number of steps for consultation, including those from national government (Historic Scotland, Scottish Natural Heritage, and Scottish Environment Protection Agency), non-governmental organisations and members of the public.

### Coupar Angus Conservation Area Appraisal

A Conservation Area Appraisal (CAA) focuses upon the areas likely to be included within the boundaries of a Conservation Area and seeks to define the special interest of the area and key elements that contribute to its character and appearance. This will comprise more than visual elements. It can include, for example:

- archaeological and historical significance of the area
- character and relationship of spaces between buildings
- buildings, features and factors that make a positive contribution
- contribution of trees and open space
- landscape or townscape setting and views to and from it
- contribution of local details and design characteristics; including materials
- pressures upon the area for change
- buildings, features or factors that have a negative impact

The Eastern Area Local Plan Review 2005 recognises the quality of Coupar Angus's built heritage and indicates that a Conservation Area extension will be designated for Coupar Angus. This is Local Plan policy. A Conservation Area Appraisal has recently been prepared for Coupar Angus. An Appraisal is necessary before the extended Conservation Area is designated. National Planning Policy Guidance produced by the Scottish Executive indicates that the local planning authority should prepare a Character Appraisal as a fundamental part of the Conservation Area designation process.

The CAA provides a framework for on-going management of the Conservation Area in the medium term as well as the near future. After a certain period of time, dependent on budget constraints and other priorities, the CAA will be monitored and reviewed. The key objectives are:

- To ensure maintenance of the integrity of the Conservation Area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

## Results of SEA for Coupar Angus Conservation Area Appraisal

The purpose of the Environmental Report is to set the baseline for the state of the environment in the area that may be affected by this plan. Within this report, Perth & Kinross Council focuses on the environmental topics where the plan is likely to have significant environmental effects. In the view of the Council, the Coupar Angus CAA is likely to have significant environmental effects as it relates to the issues of:

### *Biodiversity, Flora & Fauna*

The CAA may affect the Tay Special Area of Conservation (SAC), as building or landscaping works may cause artificially high sediment loads which may enter burns and the River Isla which is part of the Tay SAC. Building works may also result in loss of habitat or green space, and European Protected Species protected under the Habitats Directive (certain species of birds and bats) could be affected by development or demolition of buildings.

### *Cultural Heritage*

The plan has the potential to conserve and enhance the distinctive historic and architectural environment and create areas of enhancement. Perth & Kinross Council is proposing Article 4 Directions, to accompany the CAA. Article 4 Directions are commonly applied to Conservation Areas, as they allow specific control over development. Effectively, Article 4 Directions bring a number of development rights under planning control, which serve to protect the character of an area of cultural importance. In the case of Coupar Angus, the special mediaeval, Georgian and Victorian characters of the area are threatened by uncontrolled development and the CAA and Article 4 Directions will place greater control of the amount and type of development that can occur.

### *Material Assets*

Coupar Angus has tourist destination potential and the infrastructure of the area is relatively well developed. However, the character of the town is an important factor in the popularity of the area and the potential exists to promote sustainable economic growth and encourage the use of local resources and services to further support the local economy.

## Alternatives

Alternatives to a plan, in this case the Coupar Angus Conservation Area Appraisal, must be considered in the SEA process. This is a requirement under Section 14(2) of the Environmental Assessment (Scotland) Act 2005 and the SEA Directive. The Council's view is that there is a clear need for guidance on the character of a Conservation Area and its management.

The most efficient and effective way of providing this guidance is to produce a Conservation Area Appraisal, which can act as a national performance indicator. The Council does not consider that there are any other realistic alternative approaches to the formation of a Conservation Area. If there is no CAA then it would be more difficult to control and manage development and this would have a significant, negative impact overall on the built heritage of Coupar Angus. However, the Council considered alternative boundaries during the development of the CAA (Appendix C) and the boundaries were agreed through public consultation.

## Mitigation

A number of measures are envisaged by the Council in order to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Coupar Angus CAA and Article 4 Directions.

### *Biodiversity, Flora & Fauna*

A key objective of the CAA is to prevent an erosion of the character of the Coupar Angus Conservation Area. Measures to achieve this will include the preservation and enhancement of existing green spaces and tree groups; maintaining wildlife corridors; the promotion of soft landscaping or the use of natural and permeable hard landscaped surfaces, and 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 and adversely affecting natural habitats.

### *Cultural Heritage*

Under the CAA and Article 4 Directions, development will be more strictly controlled and this will have only positive effects on the environment. The CAA proposes additional planning and advertisement controls and a programme of opportunities for enhancement schemes. The repair, rather than replacement, of historic buildings and the use of natural or traditional materials will be promoted and encouraged.

### *Material Assets*

Additional planning controls are proposed, including the control of demolition proposals, along with the encouragement of restoration rather than replacement of historic buildings and the use of local materials and resources. This should lead to more sustainable development.

## **Consultation & Next Steps**

As a key stage of the plan-making process, the draft CAA and the SEA Environmental Report are subject to a period of public consultation. The Consultation Authorities, Historic Scotland, Scottish Natural Heritage and the Scottish Environment Protection Agency, will be sent copies of the Environmental Report and the draft CAA for inspection and comment. Local bodies such as the Coupar Angus Community Council and the Coupar Angus Regeneration Trust will also be consulted. Members of the public and other interested parties are also invited to comment. The consultation period on the draft CAA and the SEA Environmental Report runs from 14 May through to 22 June 2007.

The Council has published a notice in *The Courier and Advertiser* indicating where a copy of the Environmental Report can be inspected; inviting expressions of opinion on the Environmental Report and, providing the address to which, and the period within which, opinions should be sent.

After the consultation period, Perth & Kinross Council will review the comments received and these will be considered during the process of finalising the Coupar Angus Conservation Area Appraisal. An SEA Statement will be included, which shows how the consultation comments have affected the Environmental Report and the finalised Coupar Angus CAA. Once the plan is adopted, the SEA process will move to the monitoring phase, which is described in Section 6 of this report. Monitoring reports will be produced every 30 months (2.5 years) and will be made available to the public.

## Section 1: Introduction

1.1 SEA is a legislative requirement in Scotland, implementing European Union Directive 2001/42/EC (known as the SEA directive). The Environmental Assessment Scotland (2005) Act came into force on 20 February 2006 and this means that all plans, programmes and strategies (including policies) that are of a public character must be considered to determine what action must be taken under the SEA Act.

### Strategic Environmental Assessment & the Coupar Angus Conservation Area Appraisal

1.2 As part of the preparation of the Coupar Angus Conservation Area Appraisal, Perth & Kinross Council has carried out a Strategic Environmental Assessment (SEA) of the plan.

1.3 SEA is a systematic process, which is a key component of sustainable development and is focused on protecting the environment. The process assesses the potential impacts of a plan, programme or strategy on the environment, as well as setting out measures to mitigate for any impacts and future monitoring provisions. It also includes a number of steps for consultation, including those from national government (Historic Scotland, Scottish Natural Heritage, and Scottish Environment Protection Agency), non-governmental organisations and members of the public.

1.4 The key stages of SEA are:

<u>Screening</u>	Establishes whether the plan, programme or strategy (PPS) will have a significant impact on the environment and determines whether PKC must produce Scoping and Environmental Reports for the PPS
<u>Scoping</u>	Identifies the scope and level of detail for the areas of likely environmental impact that will be presented in the Environmental Report
<u>Environmental Report</u>	Describes the effects of the PPS on the environment, considers reasonable alternatives, and involves consultation with the public and relevant authorities
<u>Adoption</u>	Provides information on the adopted plan, programme or strategy, including how SEA findings and comments from the consultation have been taken into account and how monitoring for environmental impact will occur
<u>Monitoring</u>	Establishes a framework to monitor for significant environmental effects and may include taking remedial actions for any unforeseen environmental effects that occur as a result of the plan

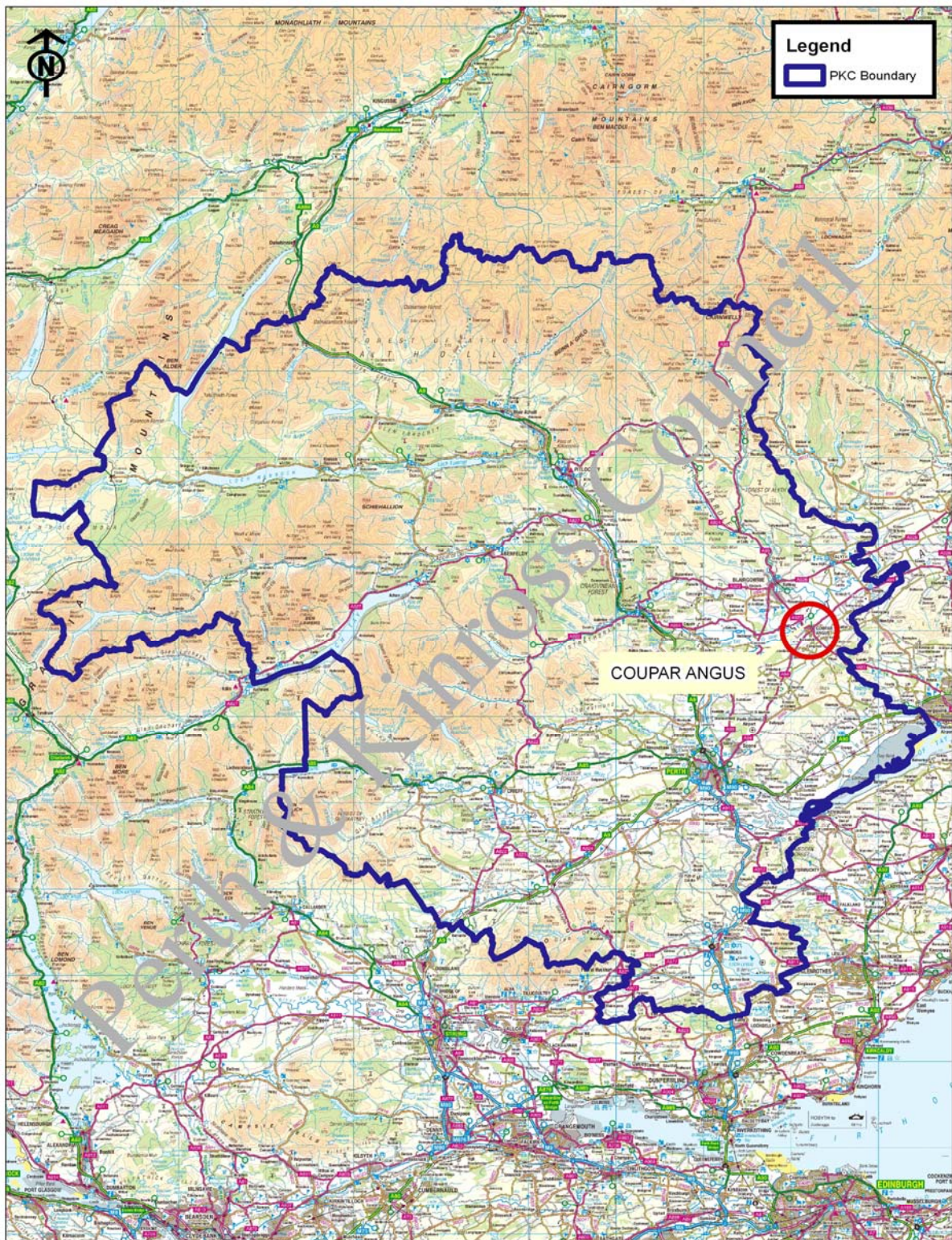
1.5 SEA aims to provide a high level of protection for the environment and to ensure effective integration of environmental considerations into the preparation and adoption of plans. It also contributes to the promotion of sustainable development, helping to elevate environmental considerations to the same level as social and economic concerns.

## Key Facts Relating to the Coupar Angus CAA

<b>Responsible Authority</b>	Perth & Kinross Council
<b>Title of plan</b>	Coupar Angus Conservation Area Appraisal
<b>Purpose of plan</b>	<p>A conservation area appraisal aims to define what is important about its character and appearance of an area. It focuses on the area likely to be included within the boundaries of the Conservation Area (when designated) and defines the special interests of the town and key elements that contribute to its character and appearance. It is a vital tool enabling active management of the conservation area.</p>
<b>What prompted the plan?</b>	<p>The Coupar Angus CAA is being prepared as it is required through</p> <ul style="list-style-type: none"><li>• National Planning Policy: National Planning Policy Guidance 18 – Planning and the Historic Environment, paragraphs 31 – 33, and</li><li>• Local Plan policy: Eastern Area Local Plan Review 2005 proposes an extension to the Coupar Angus Conservation Area</li></ul>
<b>Subject of the plan</b>	Built Heritage
<b>Period Covered by plan</b>	5 – 10 Years
<b>Area covered by plan (km<sup>2</sup>)</b>	0.17 square kilometres
<b>Plan Contact</b>	<p>Richard E. Welch Conservation Officer Perth &amp; Kinross Council, The Environment Service Pullar House, 35 Kinnoull Street Perth, PH1 5GD Tel: 01738 476598 <a href="mailto:REWelch@pkc.gov.uk">Email: REWelch@pkc.gov.uk</a></p>
<b>Consultation Timescale</b>	14 May to 22 June 2007

1.6 The Environmental Report is the final stage in the SEA process before adopting the plan. A Screening Report was produced and submitted to the three Consultation Authorities on 14 December 2006. Perth & Kinross Council considered both the Consultation Authorities comments and the criteria set out in the Act, in making the determination that the Coupar Angus CAA was likely to have significant environmental effects and therefore required a full SEA. Notice of this decision was published in The Courier and Advertiser on 5 February 2007.

1.7 Once the determination was made Perth & Kinross Council began work on the Scoping Report. The Scoping Report was submitted to the SEA Gateway on 2 February 2007 and comments were received from the Consultation Authorities on 8 March 2007. A summary description of the main comments received from the Consultation Authorities and Appendix B shows how these comments were incorporated and included in the Environmental Report. Figure 1.1 shows the location of Coupar Angus within the region and Figure 1.2 shows the proposed Conservation Area Designation.



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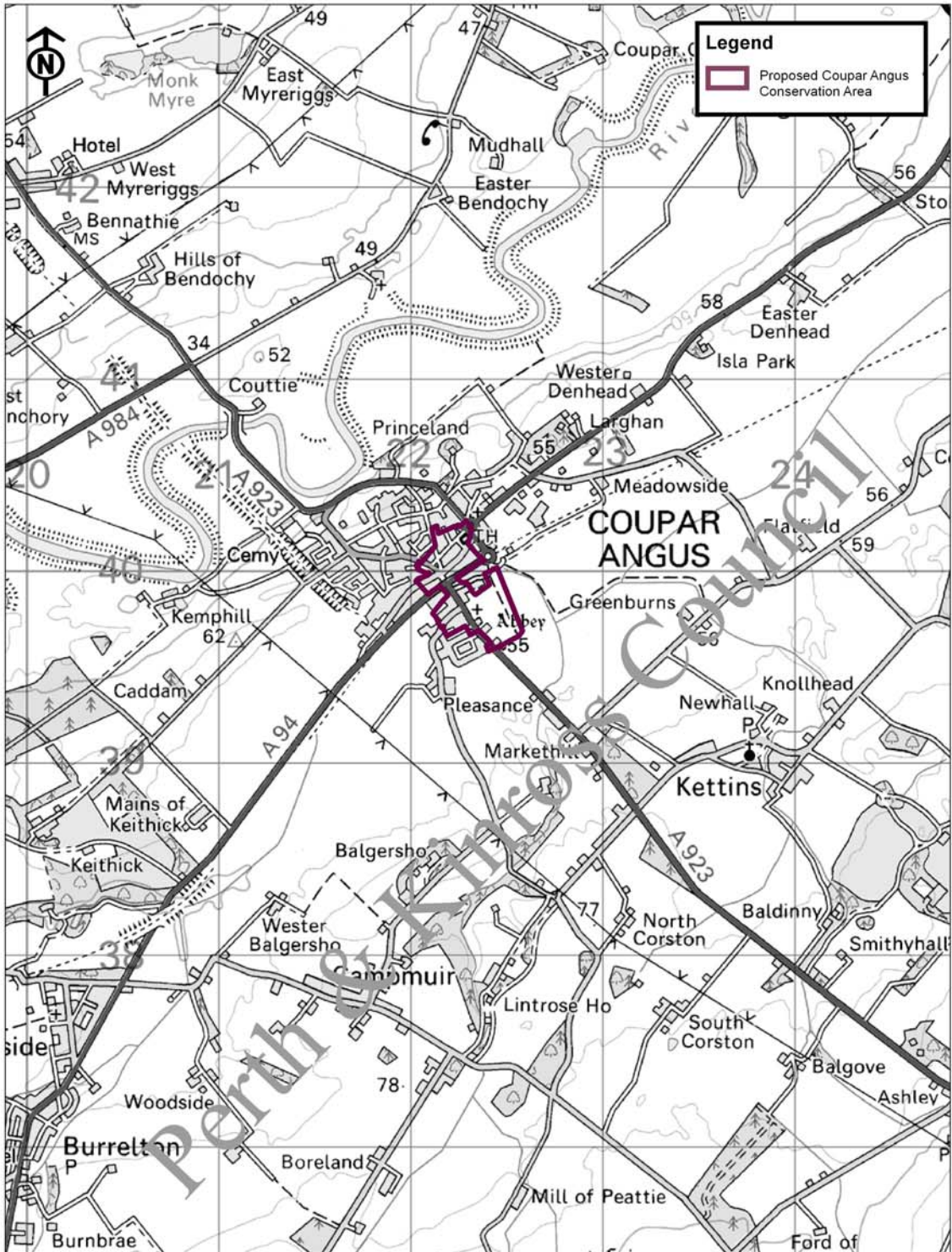

**Scale:**  
**1:550,000**



Figure 1.1 Map of Perth & Kinross Council boundaries highlighting Coupar Angus, the area affected by the plan



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Figure 1.2 Map of Coupar Angus showing the proposed extended conservation area.

## **Section 2: Coupar Angus Conservation Area Appraisal, Objectives and Context**

2.1 This Environmental Report relates solely to the Coupar Angus Conservation Area Appraisal and associated Article 4 Directions. The Appraisal provides supplementary advice to Local Plan policies and assists development management. It is the Conservation Area Appraisal (CAA), not the designation of a Conservation Area for Coupar Angus, which is the subject of the Strategic Environmental Assessment. The principle of a Conservation Area for Coupar Angus is already established policy, as contained in the Eastern Area Local Plan Review 2005. The Local Plan was produced by Perth & Kinross Council in July 2005, before SEA legislation was established.

### **Background: Conservation Area Designation**

2.2 The historic environment is a fundamental part of Scotland's cultural heritage and exists as an irreplaceable record which contributes to our understanding of both the present and the past. The historic environment also serves as a framework for the evolution and development of our built environment. It has tremendous visual appeal, provides inspiration and enjoyment and helps reinforce a sense of local, regional and national identity. Scotland's historic environment is characterised by its diversity and includes some of the finest planning and architectural achievements. More modest historic buildings, townscapes and landscapes are valued for their distinctive style and character, quality of workmanship, and important archaeological remains. The historic environment is of immense importance for existing residents, education, recreation, leisure, tourism and the wider economy.

2.3 The Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 indicates that every local planning authority shall determine which parts of their district are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and designate such areas as Conservation Areas (Section 61 of the Act). The setting of these areas can also be included within the designation. Selection and designation is carried out by the local planning authority, although the Scottish Ministers have reserve powers to designate Conservation Areas.

2.4 The main implication of Conservation Area designation is that consent will be required for specific types of development that would not otherwise require it. The level of control can, in certain circumstances, be further extended through the introduction of an Article 4 Direction which brings certain permitted development under planning control. Designation also introduces control of the demolition of unlisted buildings within Conservation Areas. The character or setting of Conservation Areas often depends upon individual or distinctive groups of trees. While Conservation Area designation provides temporary protection over all trees in a Conservation Area, this must be followed by the use Tree Preservation Orders to give permanent protection. Additionally, controls over advertisements can be introduced within Conservation Areas through the Planning Act (Scotland; Part II Listed Buildings and Conservation Areas) 1997 and Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas (section 3).

2.5 In the determination of any application for planning permission for development affecting a Conservation Area, the planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area (Planning Act (Scotland; Section 64 of the Listed Buildings and Conservation Areas) 1997). Planning authorities also have a duty to bring forward proposals for the preservation or enhancement of Conservation Areas. Conservation Areas, therefore, are one of the most important measures available to local authorities in raising the quality of the built environment. The positive management of these areas is vital if their character or appearance is to

be protected and enhanced. Various sources of funding are available to local authorities, usually on a partnership basis, from Historic Scotland and other relevant organisations, to assist with the formulation and implementation of enhancement schemes. The Scottish Ministers, along with local authorities, have powers to provide grants or loans for the promotion, preservation or enhancement of Conservation Areas. The designation of Conservation Areas should not, therefore, simply be used as a way of increasing the level of control exercised over development (Planning Act (Scotland; Section 63 of the Listed Buildings and Conservation Areas) 1997).

### Conservation Area Designations & Conservation Area Appraisals

2.6 National Planning Policy Guidance produced by the Scottish Executive indicates that local planning authorities should prepare a Character Appraisal when reconsidering existing Conservation Area designations, promoting further designations or formulating enhancement schemes, and should consider preparing Character Appraisals for all Conservation Areas within their area on a priority basis (NPPG 18: Planning and the Historic Environment; April 1999).

2.7 A Conservation Area Appraisal focuses upon the areas likely to be included within the boundaries of a Conservation Area and seeks to define the special interest of the area and key elements that contribute to its character and appearance. This will comprise more than simply visual elements. It can include, for example:

- archaeological and historical significance of the area
- origins and development of a settlement
- influence of prevailing and former uses within the area upon building type and street layout
- character and relationship of spaces between buildings
- buildings, features and factors that make a positive contribution
- contribution of trees and open space
- landscape or townscape setting and views to and from it
- contribution of local details and design characteristics, including materials
- nature and impact of traffic and movement patterns
- pressures upon the area for change
- buildings, features or factors that have a negative impact

2.8 Essential parts of an Appraisal are the context and survey, townscape analysis and a conservation strategy for management of the Conservation Area, including proposals for planning action and potential enhancement schemes. It is the strategy and management section of the Appraisal which will entail potential environmental impacts.

2.9 The Appraisal will assist in defining the boundaries of a Conservation Area. By appraising the character and appearance of each particular area it also becomes easier to assess development proposals in terms of their impact upon character and appearance. When the main findings of the Appraisal are integrated into Local Plans as supplementary planning advice they can be used as a benchmark against which development proposals affecting the designated area can be assessed, thus leading to a more consistent and better informed decision making process. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is also a factor which the Scottish Ministers will take into account in considering appeals against refusals of planning permission and conservation area consent.

2.10 The Conservation Area Appraisal can serve as an important management tool by identifying opportunities for further action by planning authorities and others in preparing enhancement schemes. The Appraisal can also play a role in identifying and promoting development opportunities. It also provides an opportunity for widespread public consultation on the various land-use issues affecting a Conservation Area and its

preparation can assist planning authorities in the monitoring and evaluation of Local Plan policies. An Appraisal will also be helpful in securing partnership funding for projects within a Conservation Area.

## Specific Objectives & Proposals of the Coupar Angus Conservation Area Appraisal

2.11 The CAA provides a framework for on-going management of the Conservation Area in the medium term as well as the near future. After a certain period of time, dependent on budget constraints and other priorities, the CAA will be monitored and reviewed. The key objectives are:

- To ensure maintenance of the integrity of the Conservation Area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

2.12 While Local Plan policies provide a framework for protection of the Conservation Area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation Area Guidance: design advice will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill;
- Grant Aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;
- Enforcement Action: the planning authority has produced an enforcement charter which will identify any unauthorised works within and adjacent to Conservation Areas as priorities for action;
- Article 4 Directions: the planning authority is committed to establishing this additional planning tool within all conservation areas;
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but will take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase Orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and Training: the planning authority is in the process of establishing links with Historic Scotland and Scottish Enterprise to facilitate conservation training programmes for building contractors and other interested parties or private individuals.

### *Elements within the Control of the CAA and Additional Planning Controls Proposed*

2.13 It should be noted here that the Conservation Area Appraisal operates under planning legislation, the relevant legislation being the Town and Country Planning (Scotland) Act 1997 and the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997. The objectives and proposals indicated above are those which can be affected through the town and country planning system.

2.14 In addition to the Article 4 Direction, Perth and Kinross will produce supplementary planning guidance (SPG) for all conservation areas. The guidance will contain a number of design suggestions and issues to consider for households and businesses that are looking to build or alter an existing building in a conservation area. It is important to note that this document will only contain guidance and will not determine the outcome of planning applications. Each application will have to be considered on its own merit. In the guidance, Perth & Kinross Council will include a section encouraging applicants to consider biodiversity and sensitive species. The specific areas that Perth & Kinross Council is proposing to take forward are:

## Demolition

2.15 Once the extended Conservation Area is designated the demolition of any unlisted buildings is brought under control by applying, with modifications, listed building controls: Section 66 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of the Conservation Area, or part of it, being severely prejudiced.

## Article 4 Direction – Additional Planning Controls

- 2.16 Small changes in themselves may have little impact on individual properties, but the effect of many small changes can lead to the gradual erosion of the quality of Coupar Angus's townscape.
- 2.17 Additional planning controls over development can be applied to changes within a Conservation Area. These are called Article 4 Directions (from the General Permitted Development Order 1992) and an Article 4 Direction for the Coupar Angus Conservation Area will be proposed for the Coupar Angus Conservation Area Appraisal. Article 4 Directions are required to be confirmed by the Scottish Ministers before coming into effect. The effect of an Article 4 Direction is that planning permission will be required for specific types of development which would otherwise be regarded as 'permitted development', i.e., development that does not require a planning application. In Coupar Angus the townscape is vulnerable to several classes of permitted development.
- 2.18 The Article 4 Direction for Coupar Angus will cover a variety of works including the erection of small extensions to houses; alterations to houses such as the replacement of windows and doors; erection of sheds and garages within the curtilage of houses; installation of satellite antennae; the erection or alteration of walls, railings, fences and gates; certain types of telecommunications development and works by statutory undertakers and the local authority. See Appendix 3 in the Coupar Angus Conservation Area Appraisal for more information.
- 2.19 The principal effects of an Article 4 Direction on householders in Coupar Angus are that planning permission will be required for alterations to or the replacement of windows and doors (i.e., a proposed change of material from timber to UPVC); the building of extensions, however small; the removal or changes to architectural features; the installation or replacement of any satellite dishes or antennae; the erection of any outbuildings, however small, such as garages or sheds; the making of hard surfaces, and the alteration or replacement of any walls, fences, railings or gates of any height.

## Advertisements and Signage

2.20 Certain types of advertisements and signage do not require advertisement consent under the Control of Advertisements (Scotland) Regulations. There are problems with visual clutter in Coupar Angus town centre which will be highlighted in the CAA. The Appraisal will propose an Area of Special Advertisement Control for the Conservation Area in order to bring more signs under planning control. As with the Article 4 Direction this will require to be approved and confirmed by the Scottish Ministers.

## Trees

2.21 Once the Conservation Area is designated all existing trees within the Conservation Area will be covered by Section 172 of the Town & Country Planning (Scotland) Act 1997 and come under planning control. Under this section of the Act the local planning authority must be given notice of the intention to fell or lop trees. The planning authority then has the option to propose protection by formulating a Tree Preservation Order (TPO).

2.22 It should be noted 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.

### *Elements Outwith the Control and Scope of the CAA*

2.23 Other environmental issues, such as the control of effluent, toxic chemical and oil spills into the air, soil and water environment, come under different legislation, including the European Communities Act and the Environment Act 1995. The overseeing authority in terms of the Environment Act is the Scottish Environment Protection Agency (SEPA). The CAA does not have any statutory control over environmental pollution, nor does it have any direct control over the protection of fauna and flora. The protection of wild animals and plants is covered by the Nature Conservation (Scotland) Act 2004, the Wildlife and Countryside Act 1981 and European Directives.

### **Relationship with other Plans, Programmes and Strategies**

2.24 The Appraisal is influenced by other relevant plans, programmes and strategies established at international, national, regional and local level.

2.25 The way in which Coupar Angus Conservation Area Appraisal impacts and is impacted by, other relevant plans, programmes and environmental objectives was assessed and Table 2.1 shows the findings of the detailed analysis of these relationships.

Table 2.1 Relationship of Coupar Angus CAA with other Plans, Programmes and Strategies

Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted by this Plan, Programme or Strategy?
<b>Habitats Directive (Directive 92/43/EEC)</b>	European Community (EEC) adopted Council Directive on the Conservation of natural habitats and of wild fauna and flora. Main aim of the Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance.	Implications of development, building restoration works or enhancement schemes on habitat for protected species under this Directive and the potential effects on the Tay Special Area of Conservation (SAC).
<b>Town and Country Planning (Scotland) Act 1997</b>	Provides the legislative basis for the town and country planning system: development plans and development control.	The CAA is supplementary planning advice to the development plan (Local Plan) for the area.
<b>National Planning Policy Guideline 18: Planning and the Historic Environment</b>	Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Sets out the Government's planning policies in relation to the historic environment with a view to its protection, conservation and enhancement.	Planning authorities should prepare a character appraisal when promoting Conservation Area designations or formulating enhancement schemes (para.33).
<b>National Planning Policy Guideline 5: Archaeology and Planning</b>	Ancient Monuments and Archaeological Areas Act 1979. Sets out the Government's planning policy on how archaeological remains and discoveries should be handled under the development plan and development control systems.	The Appraisal identifies all historic sites of sensitivity such as scheduled monuments and recorded archaeological features and their importance as key elements that contribute to the character and special interest of the Conservation Area.
<b>National Planning Policy Guideline 14: Natural Heritage</b>	The Wildlife and Countryside Act 1981; The Town and Country Planning (Scotland) Act 1997. How the Government's policies for the conservation and enhancement of Scotland's natural heritage should be reflected in land use planning.	The Appraisal's proposed planning actions and enhancement opportunities for the built heritage must take account of any implications for the natural heritage.
<b>Planning Advice Note 71: Conservation Area Management</b>	Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This PAN complements existing national policy and provides further advice on the management of Conservation Areas.	Provides a checklist of issues to consider in a Conservation Area Appraisal.

Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted by this Plan, Programme or Strategy?
<b>Designing Places: a policy statement for Scotland</b>	<p>The Town and Country Planning (Scotland) Act 1997.</p> <p>Indicates the benefits of good quality design of buildings and spaces.</p>	<p>Sets out the role of the planning system in delivering the Scottish Executive's aspirations for good design. It demonstrates how the value of design can contribute to quality of life. The CAA promotes good quality design for any new development within the Conservation Area.</p>
<b>Passed to the Future: Historic Scotland policy</b>	<p>Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.</p> <p>Policy for the sustainable management of the historic environment.</p>	<p>Outlines Historic Scotland's commitment to ensuring that the historic environment is used and managed sustainably. This means managing the impact of both natural processes and human activity in such a way that our environment retains its historic character. The aim is to ensure that the characteristics of the historic environment are understood. This is a key element of the CAA.</p>
<b>Scottish Historic Environment Policy 1</b>	<p>Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Ancient Monuments and Archaeological Areas Act 1979.</p> <p>Historic Scotland's overarching policy statement for the historic environment.</p>	<p>A framework for more detailed strategic and operational policies that inform the day to day work of many organisations that have a role and interest in the historic environment.</p>
<b>Scottish Historic Environment Policy 2</b>	<p>Ancient Monuments and Archaeological Areas Act 1979.</p> <p>Historic Scotland's policy statement for the protection of Scotland's nationally important monuments.</p>	<p>Sets out Scottish Ministers' policy for the identification and designation of nationally important ancient monuments. The process plays an important part in the conservation of evidence for Scotland's past. The CAA seeks to define the special interest of an area, which includes archaeology.</p>
<b>European Protected Species, Development Sites and the Planning System (Oct. 2001)</b>	<p>The Town and Country Planning (Scotland) Act 1997;</p> <p>The Wildlife and Countryside Act 1981.</p> <p>Implications of new development on habitat for protected species.</p>	<p>Clarifies the responsibilities of planning authorities when determining planning applications in cases where European protected species are present on any site. Examples of how this may impact the CAA: destruction of a bat roost as a result of the conversion or demolition of a building, disturbance of otters due to construction activity, transplanting of protected plants from a development site.</p>

Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted by this Plan, Programme or Strategy?
Nature Conservation (Scotland) Act 2004	Sets out the measures which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland.	Implications of development, building restoration works or enhancement schemes on habitat for flora and fauna and the potential effects on designated natural heritage areas.
Perth & Kinross Community Plan 2006-2020	Local Government in Scotland Act 2003. Produced by the Perth and Kinross Community Planning Partnership. The purpose of the Community Plan is to provide the strategic direction for Perth and Kinross over the longer term, setting out what the Partnership wants for its area, communities and individual people and associated actions.	Aims relevant to the CAA are to achieve a vibrant and successful area and also safe, healthy and inclusive communities. Outcomes to be achieved include a sustainable natural and built environment, improved quality of life and safer communities.
Perth & Kinross Corporate Plan 2007-10	Local Government in Scotland Act 2003. Sets out key goals and priorities for the Council and explains how it plans to achieve them.	Various outcomes are outlined. Those particularly relevant to the CAA are: working with Community Planning partners and communities to sustainably manage the local environment, supporting rural businesses and local products, ensuring land and transport infrastructure is available for to meet the needs of local communities.
Perth & Kinross Structure Plan 2003	The Town and Country Planning Act (Scotland) 1997. Gives broad strategic land use planning guidance to 2020.	Resources Policy 1: safeguard the long-term diversity & sustainability of species and natural / semi-natural habitats. Resources Policy 2: protect and conserve wildlife, habitats and other natural features Resources Policy 8: cultural heritage resources of Perth & Kinross to be protected and enhanced as appropriate.
Eastern Area Local Plan Review 2005	The Town and Country Planning Act (Scotland) 1997. Purpose of the Local Plan is to guide development and change in land use in a way that can best serve the community interest.	Proposals 9,10: The Plan identifies a proposed extension to the existing Conservation Area for Coupar Angus and will investigate and progress where appropriate regeneration proposals for the area in consultation with the Coupar Angus Regeneration Trust.

## Section 3: Current State of the Environment & Area Likely to Be Affected

- 3.1 As part of the Scoping Report, Perth & Kinross Council considered the SEA topics presented in the Act in order to allow the Environmental Report to focus on the specific areas likely to be significantly affected by the implementation of the Conservation Area Appraisal. Originally all of the SEA topics were scoped in, including: biodiversity, flora, fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage and landscapes. However, the scoping in of these topics was reconsidered after comments were received from the consultation authorities.
- 3.2 The SEA topics were re-evaluated as it was recognised that the Coupar Angus CAA would not have a significant impact on those issues. The CAA will prompt subsequent preparation of supplementary planning guidance specific to the historic character of the region and this will be regulated through the implementation of the Local Plan. As such, the CAA will promote more traditional and sustainable construction practices and will also propose additional planning controls for development and demolition that will protect the historic character of the area. Although effects on air, climate, human health, landscape, population, soil and water may be positive, they will not be significant due to the confined area of the plan and the remit of the CAA as a supplementary planning advice document.
- 3.3 Comments from SNH pointed out landscape issues that Perth & Kinross Council needed to consider in conjunction with this plan. The Council took these points into consideration and agrees with their importance. However, the Conservation Area Appraisal and Article 4 Directions apply to the town of Coupar Angus and the surrounding margins. As such, the view of the Council is that the plan will have only minor impacts on the surrounding landscape, so the landscape issues brought up by SNH have been incorporated into the biodiversity and cultural heritage sections of this report.
- 3.4 As a result, Perth & Kinross Council has concluded that the following topics will be considered as a result of the implementation of the Coupar Angus CAA:

<b>Scoped in:</b> Likely to have significant environmental effects	<b>Scoped Out:</b> Unlikely to have significant environmental effects
Biodiversity, Flora & Fauna	Air
Cultural Heritage	Climatic Factors
Material Assets	Human Health
_____	Landscape
_____	Population
_____	Soil
_____	Water

- 3.5 The following sub sections set out the background of the area and the environmental baseline. Section 4 sets out the main aspects of the environment likely to be affected by the proposed plan and explain the main factors currently influencing them.

## Area Background

3.6 Coupar Angus lies in the agriculturally rich heartland of Strathmore, situated on the southern side of the River Isla. The Grampian mountains lie to the north and west of Strathmore, while to the south and east lie the Sidlaw Hills. The geology of the broad, open valley of Strathmore is predominantly Devonian Old Red sandstone. Coupar Angus sits on a raised beach which drops down to the River Isla to the north where it was originally crossed by a ford with the Riding and Wading Stones marking the line for travellers. There is a pronounced U-shaped bend in the river immediately to the north of the town.

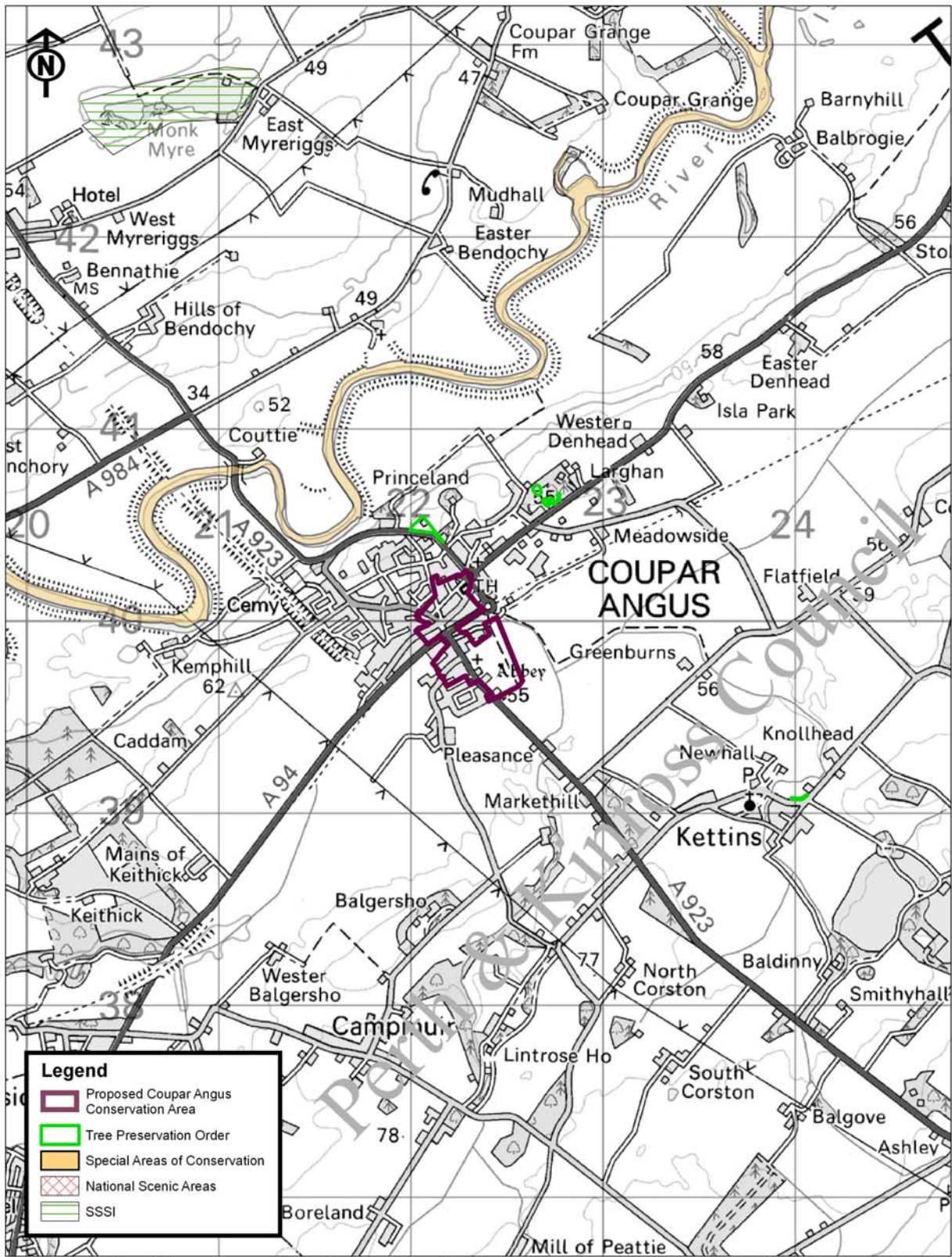
3.7 A Cistercian Abbey was built in 1233 following the transfer of Cistercian monks from Melrose Abbey around 1160. There is little remaining on site other than a small wall fragment and gateway arch, the stone having been used in the construction of many other buildings in the town including the present church immediately to the north of the former Abbey site. The Abbey became an extensive and well-endowed establishment and the location developed with settlements of workers and craftsmen. A weekly market served a wider hinterland. From the mediaeval period the market cross was a focus marking the centre of the Burgh of Barony. The market cross was at the intersection of important routes from Perth, Dundee and from the north via ferry or ford on the River Isla. In 1607 Coupar Angus became a Burgh of Barony and continued to prosper over the centuries with its market. In the 19th Century the linen industry became key to the town's prosperity and expansion.

3.8 Coupar Angus remains an important local centre although it has experienced some depopulation in recent decades due to the decline in industries such as textiles. The area generally is economically fragile. Although agriculture continues to be important in the town's hinterland increasing mechanisation through the twentieth century has reduced the amount of employment in this sector and consequently the amount of related activity on which Coupar Angus could trade.

## Biodiversity, Flora and Fauna

3.9 The Coupar Angus CAA has potential environmental implications for the River Tay SAC with its important populations of salmon, lamprey and otter. The River Tay flows for 193 kilometres (120 miles) from Ben Lui through Perth to the Firth of Tay, with a catchment of 6,216 km<sup>2</sup> (2,400 m<sup>2</sup>). Its headwaters are found in the western mountains of the Breadalbane, flowing through Loch Dochart and Lubhair before joining Loch Tay at Killin. It flows east through Kenmore, Aberfeldy, Dunkeld and Perth before entering the Firth of Tay. The River Isla meets and flows into the River Tay.

3.10 The Habitats Directive (92/43/EEC) specifies a range of measures that are important in the protection of wildlife and ecosystems. These include the protection of listed species, monitoring of habitats and species, protection from non-native species and the designation and management of Special Area of Conservation (SAC) sites. Establishment of SACs was put in place to protect the listed habitats and species identified in Annexes I and II of the Directive. Additionally, the Directive requires that appropriate conservation and management measures are put in place for each SAC. Figure 3.1 shows the Coupar Angus area, the proposed conservation area and the sites designated to preserve biodiversity.



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**Scale:**  
**1:25,000**



Figure 3.1 Map of the Coupar Angus area, showing the proposed extended conservation area and sites designated to protect biodiversity, including the River Tay SAC.

## Bats<sup>1</sup>

3.11 Seventeen species of bats exist in the United Kingdom, and 9 to 10 of these species live in Scotland, but their numbers have decreased rapidly in recent years. As a result, bats and their roosts are protected in Scotland, England and Wales under the Wildlife and Countryside Act 1981 and some parts have been amended in Scotland by the Nature Conservation (Scotland) Act 2004. Under the law, it is illegal to kill or injure a bat or to damage or destroy any place that the bats use for shelter or protection.

3.12 The species of bat known to exist in the Coupar Angus region are:

- Daubenton's bat (*Myotis daubentonii*)
- Natterer's bat (*Myotis nattereri*)
- Brown long-eared bat (*Plecotus auritus*)
- Bandit pipistrelle (*Pipistrellus pipistrellus*)

3.13 Pipistrelle and brown long-eared bats generally roost in buildings and trees, while Daubenton's bats also use bridges and underground places and Natterer's bats use underground places as well. The preferred foods for all four species are insects, spiders and moths. The bats feed in various locations including woodlands, parkland, farm land and over water.

## River Tay Special Area of Conservation (SAC)<sup>2</sup>

3.14 The River Tay has a large catchment area and high water flow. It is an area that covers many different types of geology and habitats, which is one of the main factors that makes the Tay a valuable natural resource. The River Tay SAC encompasses 9,498 hectares.

3.15 The River Tay SAC is comprised of:

- 4.5% Bogs, marshes, fens and water fringed vegetation
- 5 % Shingle, sea cliffs and islets
- 95% Inland water bodies (standing water, running water)

3.16 Key protected species found in the River Tay SAC include Atlantic salmon, brook, river and sea lamprey, and otter<sup>3</sup>. More detailed species information and habitat requirements are described below.

### *Atlantic Salmon*

3.17 The River Tay supports a high quality Atlantic salmon population (*Salmo salar*) and this is the primary reason at the river has been designated as an SAC. The river supports all of the life-history stages of Atlantic salmon.

3.18 Salmonids lay their eggs in late autumn to winter and bury them in low sediment gravel areas of rivers with the adult female standing guard over the nest, called a redd. Juvenile Atlantic salmon tend to spend their first years (up to six years depending on conditions) living in high velocity river habitats. Atlantic salmon generally are anadromous migrating to the sea as they mature into smolt (12 to 24 cm in length). They travel to the waters off of southwestern Greenland, where they remain for at least one year. After one to three years, Atlantic salmon travel back to the river of their birth to spawn.

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<sup>1</sup>General and species information found on the SNH website and in Scottish Bats, Volume 5 (2000)

<sup>2</sup>From the Joint Nature Conservation Committee (JNCC) website ([www.jncc.gov.uk](http://www.jncc.gov.uk))

<sup>3</sup>General and species information found on the JNCC website

3.19 The main pressures facing Atlantic salmon in Europe include pollution of rivers, non-native salmon stocks, physical barriers to migration, fishing pressures from netting and angling, degradation of spawning and nursery habitat and increases in marine mortality.

#### *Brook, River and Sea Lamprey*

3.20 Lamprey of all three species occur in the River Tay, which contributes to the area qualifying as an SAC but it is not the primary reason for its designation. Lamprey resemble eels, as they are primitive and jawless fish. River (*Lampetra fluviatilis*) and sea (*Petromyzon marinus*) lamprey are anadromous, spawning in freshwater and returning to the sea or estuary to complete its life cycle. Brook lamprey (*Lampetra planeri*) are non-migratory species that spend their entire life cycle in rivers and streams.

3.21 All three species of lamprey need clean gravel areas for spawning and margins of rivers with sand or silt for burrowing juveniles. Lamprey populations in Europe are threatened by human impediments to migration (e.g., weirs and dams), river pollution, and degradation of spawning grounds.

#### *Otter*

3.22 Otter (*Lutra lutra*) are mammals, which occur in both freshwater and coastal areas including the River Tay. The presence of otter in the Tay contributes to the area qualifying as an SAC but it is not the primary reason for its designation. Otter are semi-aquatic and inland populations use a wide range of aquatic habitats. Availability of suitable habitats for foraging, resting and breeding is necessary, and this includes areas such as vegetated river banks, island, reedbeds, and woodland. Additionally, otter need an abundant source of food which is generally associated with good water quality.

3.23 Otter populations in the United Kingdom are threatened by pollution, over hunting and loss of habitat. More recently, the organochlorine insecticides have had a negative impact on otter populations.

### **Cultural Heritage**

3.24 Coupar Angus has a rich and varied townscape which has three distinct historic areas: the area of the Abbey precinct to the south of the Coupar Burn; the Georgian era covering George Street, The Cross, Commercial Street and Calton Street and the Victorian expansion relating to Union Street, Athole Street and other more peripheral areas. The evolution of the town, its distinctiveness in each period and its architectural and townscape diversity create the existing character and appearance of Coupar Angus. These three areas can be seen as distinct, but interrelated, character areas and are used to structure the CAA analysis.

3.25 Table 3.1 presents a summary of the types and quantity of important historical buildings, monuments and landscapes (as in Figure 3.2):

**Table 3.1 Cultural designations within the boundaries of the Coupar Angus CAA**

Category	Coupar Angus
Listed Buildings	24
Scheduled Ancient Monuments	2
Scottish Sites & Monuments Record	51
Gardens & Designed Landscapes	0

3.26 The principle of a Conservation Area designation has already been established through the Local Plan consultation process. The Eastern Area local Plan Review 2005 indicates that the Council will designate an extension to the existing Conservation Area including the abbey town. The Council will also investigate and progress regeneration and enhancement schemes for the area (Local Plan, Proposals 9 and 10, pg.64).

3.27 The historic environment of Coupar Angus can be threatened by inappropriate development. Pressure for change presents difficult issues and planning has a role to play in reconciling the need to protect the built heritage of Coupar Angus with the need to accommodate and promote suitable opportunities for change. Understanding the dynamics of the historic environment of Coupar Angus, through the Conservation Area Appraisal, is important in securing its future.

*Risks to the Historic Environment without Implementation of the Appraisal*

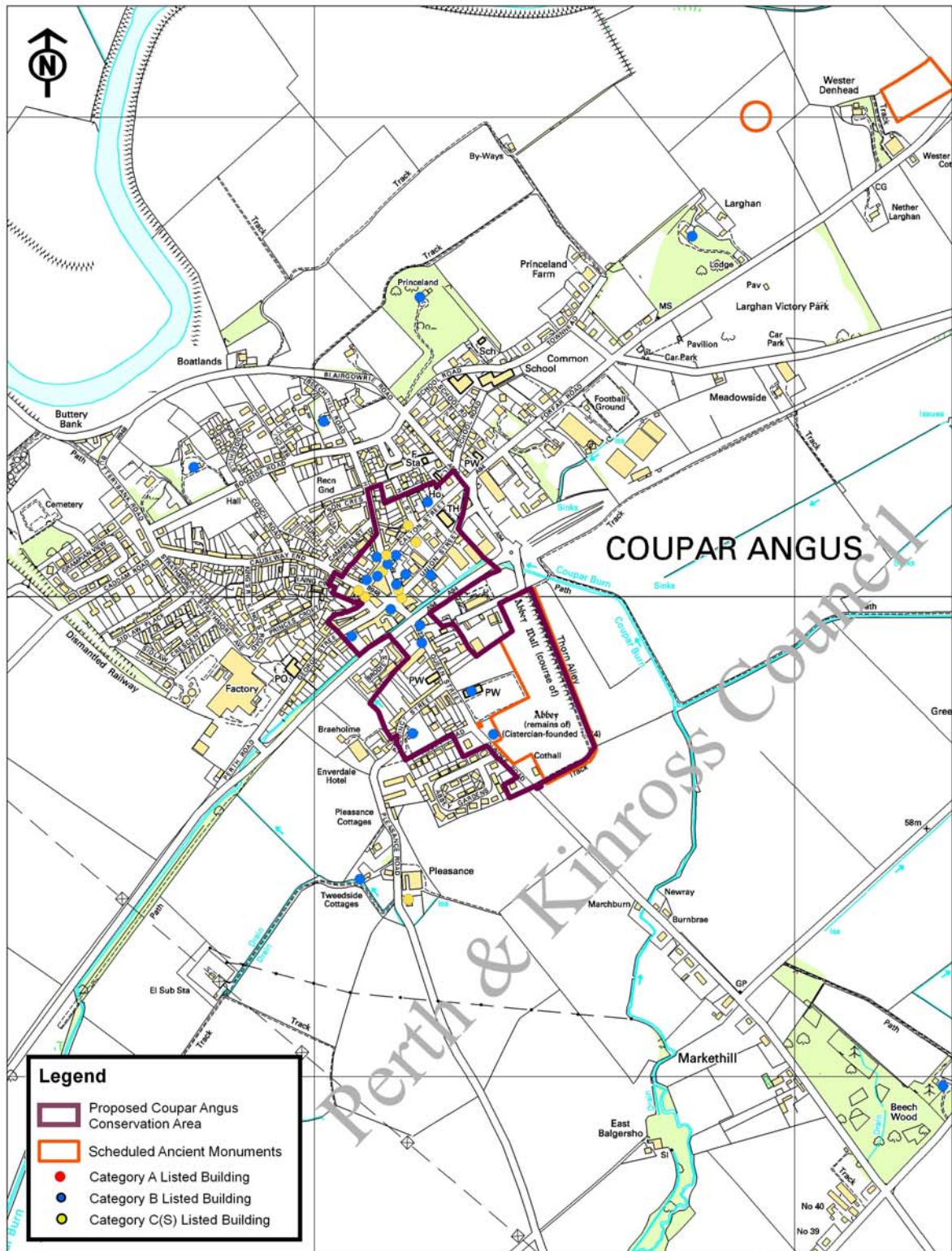
3.28 Without the Conservation Area Appraisal there would be no research, analysis or documentation of the urban morphology of Coupar Angus and its key buildings, monuments, architectural details, features and spaces. Physical and land use change in a Conservation Area should always be founded on a detailed understanding of the historic, urban design and natural context.

3.29 Likely scenarios without the CAA are that new developments would not be of a high quality and sustainable design; alterations and extensions to existing buildings would not respect or be in sympathy with the original architecture, including the mass, scale and proportions of the existing; restorations of existing buildings would involve the use of non-traditional materials and building techniques, and, green spaces and tree groups would be removed or adversely affected by development. There would also be little or no opportunity for enhancement schemes, including soft and hard landscaping of derelict land or poorly defined spaces.

3.30 In overall terms development and alterations to buildings would tend to proceed in an uncoordinated manner and the decision-making process would be impaired. As a result national, regional and local targets relating to the historic environment may not be effectively pursued.

**Material Assets**

3.31 Coupar Angus is relatively fragile economically and not a well established tourist attraction. Important material assets are the distinct historical character of the area, together with the natural setting and designated habitats (Tay SAC) and these have the potential to create a significant tourist destination.



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Figure 3.2 Map of cultural heritage designations within the proposed Coupar Angus Conservation Area.

## **Section 4: Existing Environmental Problems & Assessment of Environmental Effects**

4.1 Environmental problems linked with the Coupar Angus CAA have been identified through discussions with Officers, comments from the consultation authorities and consultation with local organisations and members of the public.

### Biodiversity, Flora and Fauna

4.2 Development pressures may result in the loss of habitat for protected species through new development, re-development and in some cases involving bats, in the demolition of buildings. Even small changes in individual gardens may lead to an overall loss of habitat or disruption of wildlife corridors.

4.3 A pressure that is likely to apply in the future is that of future development through the erection of new properties or extensions to existing ones. The setting of villas, garden space and boundary walls can have a major impact on the local landscape and historic character, and may result in the loss of mature trees or habitat. Many extensions built in recent times are out of character with the architectural composition and materials of the original villas. In some cases, trees and garden space have been sacrificed in the process. Surrounding woodland to the Conservation Area may also be under development pressure in the short to medium term.

4.4 In addition, the potential effects of development on the River Tay Special Area of Conservation (SAC) include localised increases in sediment loads and siltation during construction. It may also cause disturbance or damage to otter holts and resting places.

4.5 Monitoring of the River Tay SAC will be based on River basin characterisation data collected by SEPA. River basin characterisation assesses the pressures and impacts on rivers, and involves monitoring water quality and chemistry, and physical habitat. PKC will also look at using information collected by SNH and the Tayside Biodiversity Action Plan wherever possible.

### Cultural Heritage

#### *Building condition and vacancy*

4.6 Economic decline of the town centre and resultant vacant buildings, some in a poor state of repair, pose a real threat to the long term integrity of the physical character of the heart of the town. A number of key properties are to be identified on which to target action as a catalyst to wider physical and economic regeneration. Key spaces would also benefit from targeted action to improve the pedestrian experience and enhance the settings of adjacent buildings.

#### *Negative Buildings or Spaces*

4.7 Negative built features often relate to unsympathetic extensions and infill, generally dating from the mid-twentieth century onwards. There are some buildings in Coupar Angus which have been inserted into townscape gaps with little regard for contextual design. These have a consequential effect on the settings of adjacent buildings and spaces.

### *Archaeologically sensitive area*

4.8 The whole of Coupar Angus old town is archaeologically sensitive to any form of new development, particularly the area covered by the extension to the Conservation Area. According to the Scottish Burgh Survey carried out in 1997 the overall potential for surviving evidence of the precincts of the Cistercian monastery is high. The survival of archaeological deposits within the mediaeval core of the town is also possible.

### *Advertising and Signage Clutter*

4.9 Some examples of commercial and roads signage are standardised, overly intrusive in the traditional streetscape or relate poorly to their location. This has led to visual clutter often spoiling the architectural character of building groups and public realm areas.

### *Surfaces*

4.10 There is a lack of good quality hard landscaping in the town centre, particularly in relation to public parking areas, all of which have impermeable tarmac surfaces with little visual definition.

### Material Assets

4.11 Unnecessary demolition and replacement of historic buildings instead of retention and good quality restoration of such buildings and their environs increases the impact of development on the social, economic and environmental conditions of the local population. The use of inappropriate and non-traditional repair and restoration techniques and the use of non-traditional, mass produced materials instead of using local resources can stifle inward investment and local economic growth.

### **Assessment of Environmental Effects**

4.12 In assessing the environmental effects of a plan, it is necessary to set SEA objectives which relate to the plan. The objectives provide a benchmark, against which the environmental effects of the Coupar Angus CAA can be measured. SEA objectives allow systematic evaluation of the environmental effects of a plan, while taking the environmental characteristics and local circumstances into consideration. Specific indicators have been developed for each SEA objective, which Perth & Kinross Council will monitor and report on.

4.13 The SEA objectives, together with indicators and targets, which will allow Perth & Kinross Council to assess the environmental effects of the Coupar Angus CAA are presented in Table 4.1.

Table 4.1. SEA Objectives and Indicators

SEA Topic	Significance of the Coupar Angus CAA on the Environment	SEA Objective	Indicators and Targets - Will the Coupar Angus CAA:
Biodiversity, Flora and Fauna	Coupar Angus is located in an area of ecological significance in Scotland. It is located in an agricultural hinterland and is near the Scottish Highlands. A portion of the River Tay SAC is in the area and is an area of high biodiversity with a number of protected species found in the area.	To protect and, where possible, enhance integrity of ecosystems, habitats and biodiversity in the area.	<p>Help to protect and enhance ecosystems and habitats?</p> <p>Protect and enhance biodiversity, flora and fauna including designated areas and European protected species?</p>
Material Assets	Local infrastructure, the historic buildings and areas, and the natural scenery (e.g., wildness, Tay SAC, protected trees) are all recognised assets which contribute to the character of the area and to the local economy (either directly or indirectly).	To promote sustainable use of natural resources, and to protect and enhance the recognised material assets of the area.	<p>Increase sustainable use of natural resources?</p> <p>Ensure effective use of local infrastructure?</p> <p>Protect and enhance the built and natural material assets of the area?</p>
Cultural Heritage	The historic town of Coupar Angus has a rich and varied townscape with a number of historic buildings, ancient monuments and recognised historical landscapes.	To preserve or enhance the integrity of the historic environment and the cultural heritage of Coupar Angus.	<p>Protect and preserve or enhance the historic environment?</p> <p>Improve the quality of building design?</p> <p>Improve access to and understanding of the historic environment?</p>

## Cumulative, Synergistic and Secondary Effects

4.12 Environmental problems are often the result of two or more policies or actions that, when combined, have a greater environmental impact than a single, large event. Often, individual policies or actions appear insignificant when they are considered independently (e.g., CO<sub>2</sub> emissions or loss of small pieces of woodland), but when the effects of several events are considered together they may have a significant environmental impact. The combined effects of each of the SEA topics are discussed below (see Appendix A for more detailed analysis).

**Table 4.2 Potential cumulative impacts of the Coupar Angus CAA**

SEA Topic	Potential Cumulative Impact of Coupar Angus CAA
Biodiversity, Flora & Fauna	<p>The Coupar Angus CAA aims to control and restrict development of the area, and therefore should have positive impacts on the environment. The guidance could contribute to the Tayside Local Biodiversity Action Plan through habitat creation for swifts, swallows and house martins, and in buildings for species such as bats.</p> <p>However, adverse cumulative effects may occur through the loss of existing green space, trees or natural habitats as the result of any development. Development in Coupar Angus may generate sediments that could impact downstream areas, including the River Tay SAC and other burns and rivers. Downstream areas could experience localised increases in sediment loads due to intensive or large-scale building activity or a large number of uncoordinated enhancement schemes.</p>
Cultural Heritage	<p>The greatest risk to the area from cumulative impacts is the gradual loss of cultural heritage and townscape, which is more likely to occur if the Coupar Angus CAA is not implemented. This plan provides supplementary planning guidance that will protect the area and halt the direct or indirect loss of cultural heritage.</p>
Material Assets	<p>No significant cumulative effect is identified. The Coupar Angus CAA will add restrictions to the type, scale and methods of development that can occur in the area. The main impacts will be positive (e.g., greater control over signage and restricted development) and will not affect the overall infrastructure of the town.</p>

- 5.1 The Structure Plan and Eastern Area Local Plan conservation policies, which the Conservation Area Appraisal supports, already provide a clear policy framework against which planning and listed building consent applications may be considered. However, as the Structure Plan and Local Plan are strategic policy documents, therefore there is a limit to the level of detail that can be included within them.
- 5.2 While it would be possible to continue to apply the Structure Plan and Local Plan policies as they stand, in this case it is considered that supplementary guidance is necessary to safeguard cultural heritage. Experience has shown that there is a clear need for further guidance on the character of Conservation Areas and their management. The most efficient and effective way of providing this guidance is to prepare a Conservation Area Appraisal. An Appraisal can also act as a national performance indicator.
- 5.3 The Structure and Local Plans will provide a clear policy framework, which the Coupar Angus CAA will support and supplementary planning guidance will be produced that will apply to conservation areas in Perth & Kinross. Therefore, this plan will provide guidance on a limited number of issues discussed in the Structure and Local Plans where clarification is required. Perth & Kinross Council has adopted this approach based on central government guidance. The Council considers that the only possible alternative approach is to do nothing in respect to the historic environment this is considered in Table 5.1.
- 5.4 The Coupar Angus CAA indicates where the boundaries of the Conservation Area should be drawn. Alternative boundaries including a larger and smaller area have been considered throughout the appraisal process and consultation will take place with the Coupar Angus Regeneration Trust and comments were invited from local residents and interested bodies or agencies, including Historic Scotland (see Appendix C for details). These views and comments were taken into account before the final draft boundary was produced as shown in the Coupar Angus CAA.

**Table 5.1 Consideration of alternatives to the Coupar Angus CAA**

SEA Topics Scoped In	Alternative 1: Do Nothing	Alternative 2: Carry out Conservation Area Appraisal (includes Article 4 Directions & Area Designation)
<b>Biodiversity Flora &amp; Fauna</b>	No changes to control of development, therefore no opportunity to encourage consideration of biodiversity.	Article 4 Directions will bring many additional types of development into the planning process. Therefore, it is anticipated that less development will occur and that anything that does occur will be more carefully managed. Planning guidance will encourage best practice for biodiversity, although the planning application can not be decided on this basis.
<b>Cultural Heritage</b>	Development of the area will continue with no additional controls. This will contribute to and intensify the problems that already exist, including poor signage and unsympathetic design of new developments. If this occurs, the special Victorian character of the area will be further eroded and this could impact its value as a tourist destination.	By carrying out the CAA, the Council has identified many areas that do or may contribute to the decline of the historic character of Coupar Angus. The Article 4 Directions will bring many types of development under planning control (e.g. applying to households, businesses and the Council), which will ensure that the special character of the area is maintained.

<b>Material Assets</b>	<p>The infrastructure and historic character are important assets for the area. Without the CAA development is expected to continue as it has in the past. This will result in infrastructure and general development of the area, much of which will be unsuitable for the character of Coupar Angus.</p>	<p>The CAA, together with the Article 4 Directions will bring a number of new activities and developments under planning control. This will protect and enhance the historic character of the area, preserving all of the material assets in Coupar Angus.</p>
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## Protection & Mitigation Measures

- 5.5 The information presented in this report is based on the best available information concerning the environmental baseline and how conditions may respond over time. Perth & Kinross Council can not say with certainty what environmental effects the plan may have over time, therefore the monitoring programme presented in Section 6 has been designed to assess any impacts and identify any unexpected effects. Areas of uncertainty in the assessment process or gaps in available data have been noted.
- 5.6 The overall approach to managing potential effects of the Coupar Angus CAA has been follow the hierarchy of avoiding, reducing, remedying or compensating for any negative environmental effects. Wherever possible, the plan has sought to avoid negative environmental effects. It is expected that the Coupar Angus CAA will generally have positive effects as it will bring a number of new activities under planning control, which should limit the amount and type of development that will occur in the area.
- 5.7 A number of measures are included in the Coupar Angus CAA that are envisaged to prevent, reduce, or offset any significant adverse effects on the environment of implementing the Appraisal:

### Biodiversity, fauna and flora

- 5.8 One of the main objectives of the Coupar Angus CAA is to preserve and enhance existing green spaces and mature tree groups and tree belts, including oak and birch woodland, within and around the edges of the Conservation Area. This would also help to maintain wildlife corridors.
- 5.9 Within the town itself, the use of soft landscaping will be promoted and natural or permeable hard landscaped surfaces will be used as part of any enhancement scheme. Maintaining public green spaces within the town centre and protecting and preserving important, private garden spaces from development is another objective of the plan.
- 5.10 In addition, the Coupar Angus CAA will restrict the use of sand blasting, chemical cleaning and the use of toxic, non-breathable paints on the exterior of stone constructed historic buildings. This will reduce the potential risk of chemical pollution in the area. The amount of sediment generated through development should decrease as the tighter controls are introduced through the Article 4 Directions.

### Cultural Heritage

- 5.11 The Coupar Angus Conservation Area Appraisal (CAA) identifies negative buildings and spaces and suggests a programme of opportunities for enhancement and key sites which may be pursued in the future. Portions of an enhancement scheme may be taken forward by the Council, but may also be taken forward by community organisations that can attract additional funding. Any enhancement project taken forward

would be subject to the planning process and design briefs involving full consultation with local groups and all relevant interest groups.

5.12 The plan promotes repair, rather than replacement, of historic buildings and spaces. Use of natural and traditional materials will be promoted and encouraged. In turn, this creates a more sustainable environment that aids the survival of traditional construction and craft skills and fosters innovative design solutions.

5.13 The CAA will present a conservation management strategy, which will combine design guidance, information and planning tools. It will propose additional planning controls in the form of Article 4 Directions, which reduce permitted development rights. Additionally, it will examine the use of additional advertisement controls and development of a signage and lighting partnership to be taken forward with tourism operators.

### Material Assets

5.14 The Coupar Angus CAA and Article 4 Directions will improve controls over demolition proposals and new development or alterations. It encourages the retention and restoration of buildings, rather than replacement. This lessens the impact of development on the environment and may enhance social and economic conditions of the local population, contributing to sustainable development. The plan encourages appropriate repair and restoration techniques, which includes the use of natural materials and this will encourage the use of local resources. Through this process the Council hopes to foster inward investment and promote economic growth of the area.

## **Section 6: Monitoring**

- 6.1 One of the requirements of the Environmental Assessment (Scotland) Act 2005 is that monitoring must occur to ensure that the implementation of the plan has not had any expected or unexpected significant environmental effects (Section 19). Monitoring enables decision makers to consider whether the PPS is achieving the desired environmental objectives, whether mitigation measures are performing as expected and whether there are any unforeseen adverse effects requiring remedial action.
- 6.2 In the short term, as indicated in the draft Conservation Area Appraisal, the Conservation Area will be monitored mainly through the planning application and planning / development brief process and also through observation and dialogue with local bodies such as the Coupar Angus Community Council and the Coupar Angus Regeneration Trust.
- 6.3 In the medium to long term the Conservation Area Appraisal will be reviewed at approximately five year intervals. The reviews will include an examination of how the Conservation Area objectives and guidelines have been working and what cumulative effects, positive or negative, have occurred. Perth & Kinross Council feels that submission of the SEA monitoring report should occur more frequently than once every five years and proposes to evaluate the plan every 30 months. This allows the Council to adequately assess whether the plan is having any affect on the environment. If this occurs, the Council will mitigate for any effects and take this into consideration when conducting the following monitoring cycle.
- 6.4 It is recognised that a number of plans, activities and issues may impact the SEA issues that have been discussed in this report, particularly those relating to biodiversity. If any negative impacts are identified through the monitoring process, the Council will undertake a thorough assessment to determine if those affects have resulted from the Coupar Angus CAA or are the result of another plan or activity. The SEA monitoring report will include this information and the relevant assessment of the issues.
- 6.5 Table 6.1 identifies a number of objective and measurable Indicators which relate to the SEA issues that have been identified as likely to be affected by the plan.

Table 6.1 Proposed monitoring and rationale for the Coupar Angus CAA

SEA Topic	Monitoring Proposed	Rationale	Method and Measures
Biodiversity, Flora and Fauna	Monitor Salmon, Otter, Lamprey populations in the Tay SAC as these key species are all found there.	To ensure that the plan does not have a negative impact on biodiversity or sensitive species.	<ul style="list-style-type: none"> <li>. Reported condition of River Tay SAC</li> <li>. Salmon returning for spawning</li> <li>. Number of bat roosts</li> </ul>
	Monitor the amount of green or open space in the Coupar Angus CAA.	To ensure that the plan does not result in a loss of green space through poor development.	<ul style="list-style-type: none"> <li>. Land Use</li> <li>. % Green / open space</li> <li>. Compliance with planning permissions, conditions and tree works</li> </ul>
	Monitor the status of woodlands and historic trees in the plan area.	To protect the historic trees in the area and to enhance woodlands, where possible.	<ul style="list-style-type: none"> <li>. Tree preservation orders issued</li> <li>. Area of woodland types</li> <li>. Number of complaints regarding unauthorised tree works, including felling, pollarding, lopping and pruning</li> </ul>

SEA Topic	Monitoring Proposed	Rationale	Method and Measures
Cultural Heritage	<p>Monitor the historic environment within the Coupar Angus CAA.</p> <p>Monitor development occurring in the area that may impact the historic environment.</p>	<p>To protect and enhance the historic environment of the area.</p> <p>To ensure that the Article 4 Directions and Design Guidance are protecting and enhancing the historic character of the area.</p>	<ul style="list-style-type: none"> <li>• Extent of ancient woodlands</li> <li>• Number and category of listed building entries</li> <li>• Number and % of historic buildings on the At Risk register or under restoration</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Proportion of historic environment in need of enhancement</li> <li>• Number of planning applications (listed building consent &amp; demolition) &amp; outcomes</li> <li>• Number of approved applications found to be compliant with planning permissions and conditions, and listed building consents</li> <li>• Number of archaeological conditions &amp; reports issued per year</li> <li>• Number &amp; outcome of complaints regarding unauthorised development, works or alterations.</li> </ul>
Material Assets	Monitor the historic character of the area, through repetition of original survey technique.	To protect, enhance and restore the historic character of the area.	<ul style="list-style-type: none"> <li>• Change in number of buildings at risk and negative buildings / spaces identified</li> <li>• Change in area, as quantified by visual or photographic surveys of area</li> </ul>

## Consultation & Next Steps

6.6 The Coupar Angus CAA will undergo a six week period of public consultation, starting from 14 May 2007. Comments are invited from individuals, local groups and organisations and the Consultation Authorities during this period. The closing date for all comments and views is 22 June 2007.

6.7 There will then be a period of approximately two weeks during which all comments will be assessed. A finalised Environmental Report will then be presented to the Enterprise and Infrastructure Committee of Perth & Kinross Council with an accompanying statement which will include an indication of how the environmental considerations have been integrated into the Coupar Angus Conservation Area Appraisal; how the views and comments expressed in response to invitations have been taken into account; how the comments and recommendations of the Consultation Authorities have been taken into account and, the measures that are to be taken to monitor any significant environmental effects of the implementation of the Coupar Angus CAA./

Consultee	Summary of Proposed Consultation
Coupar Angus Regeneration Trust	Copy of SEA Environmental Report and draft plan will be sent to the organisation for comment. A meeting may be held at the request of the organisation.
Coupar Angus Community Council	Copy of SEA Environmental Report and draft plan will be sent to the organisation for comment. A meeting may be held at the request of the organisation.
Interested Parties and Members of the Public	A 6 week public consultation will be held for all members of the public and any interested parties, and they will be invited to comment on the draft plan as well as the Environmental Report. The consultation runs from 14 May to 22 June 2007.

++ Significant positive impact  
 + Minimal positive impact  
 0 Neutral or no impact  
 - Minimal negative impact

## Appendix A. Assessment of Cumulative Effects of Article 4 Directions

Article 4 Directions: Introduces new restrictions on permitted development												Potential Cumulative Impacts of the Coupar Angus CAA
Class 1 – Enlargement, improvement or other alteration of a dwellinghouse	+	0	0	0	-/0	0	-/0	++	++	+	+/0	Development will be more strictly controlled, which should be positive for the environment. Some development could still impact the environment through bad practice, but this should be less than without the CAA.
Class 3 – Erection of a building or structure (e.g. Outbuilding, garage, pool, greenhouse or garden shed) within the curtilage of a dwellinghouse	+/0	0	0	0	-/0	0	-/0	++	++	+	+/0	Development will be more strictly controlled, which should be positive for the environment. Structures falling under this category may affect cultural heritage but should not effect the environment.
Class 6 – Installation, alteration or replacement of satellite antennas	0	0	0	0	0	0	0	0	+	0	0	Positive effect on the historic environment.
Class 7 – Construction or any alteration of a gate, wall, fence or any other enclosure	0	0	0	0	0	0	0	+/0	+	+	0	Development will be more strictly controlled, which should be positive for the environment. Bringing this category under planning control will contribute to the cultural heritage and character of the town.
Class 16 – Use of land as a caravan site	+	0	0	0	+/0	0	0	+/0	+/0	+/0	0	Will bring this type of development under stricter control, which should benefit the environment.
Class 24 – Development on industrial land for industrial processes	+	+/0	+/0	+/0	+/0	+/0	+/0	-/0	+/0	+/0	+/0	Restricting industrial development could have negative economic or social impacts, but it should help the environment by bringing this type of development under stricter control. The impact on SEA topics would depend on the type of industry and development.

<b>Article 4 Directions:</b> Introduces new restrictions on permitted development												<b>Potential Cumulative Impacts of the Coupar Angus CAA</b>
Class 27 – Any works, maintenance or improvements of a road or way carried out on private roads or ways	+ / 0	0	0	0	0	0	0	- / 0	+ / 0	+ / 0	0	Restricting works on private roads or ways will have locally positive impacts on the environment, but could make maintenance of the road infrastructure more difficult.
Class 30 – Development by the local authority	+	+	0	0	+ / 0	+ / 0	+	- / +	+	+	+	Bringing all works carried out by Perth & Kinross Council under planning control will ensure that the Council is consistent with all other policies & may benefit the environment.
Class 38 – Water undertakings	+ 0		0	0	+	0	+ / 0	- / +	+	+ / 0	0	Requiring planning consent for water undertakings should have locally positive impacts on the environment, but may make maintenance of infrastructure more difficult.
Class 40 – Electricity undertakings	+ 0		0	0	0	0	0	- / +	+ / 0	+ / 0	0	Requiring planning consent for electrical undertakings should have locally positive impacts on the environment, but may make maintenance of infrastructure more difficult.
Class 41 – Road transport undertakings	+ 0		0	+ / 0	0	+ / 0	+ / 0	- / +	+ / 0	+	+ / 0	Requiring planning consent for road transport undertakings should have locally positive impacts on the environment, but may make maintenance of infrastructure more difficult.
Class 43 – Post office development	0 0		0	0	0	0	0	- / 0	0	0	0	No anticipated effect on the environment, either positive or negative.
Class 43a – Sewerage undertakings	+ / 0	0	+ / 0	0	+ / 0	0	0	- / +	+	0	0	Requiring planning consent for sewerage undertakings should have locally positive impacts on the environment, but may make maintenance of infrastructure more difficult.

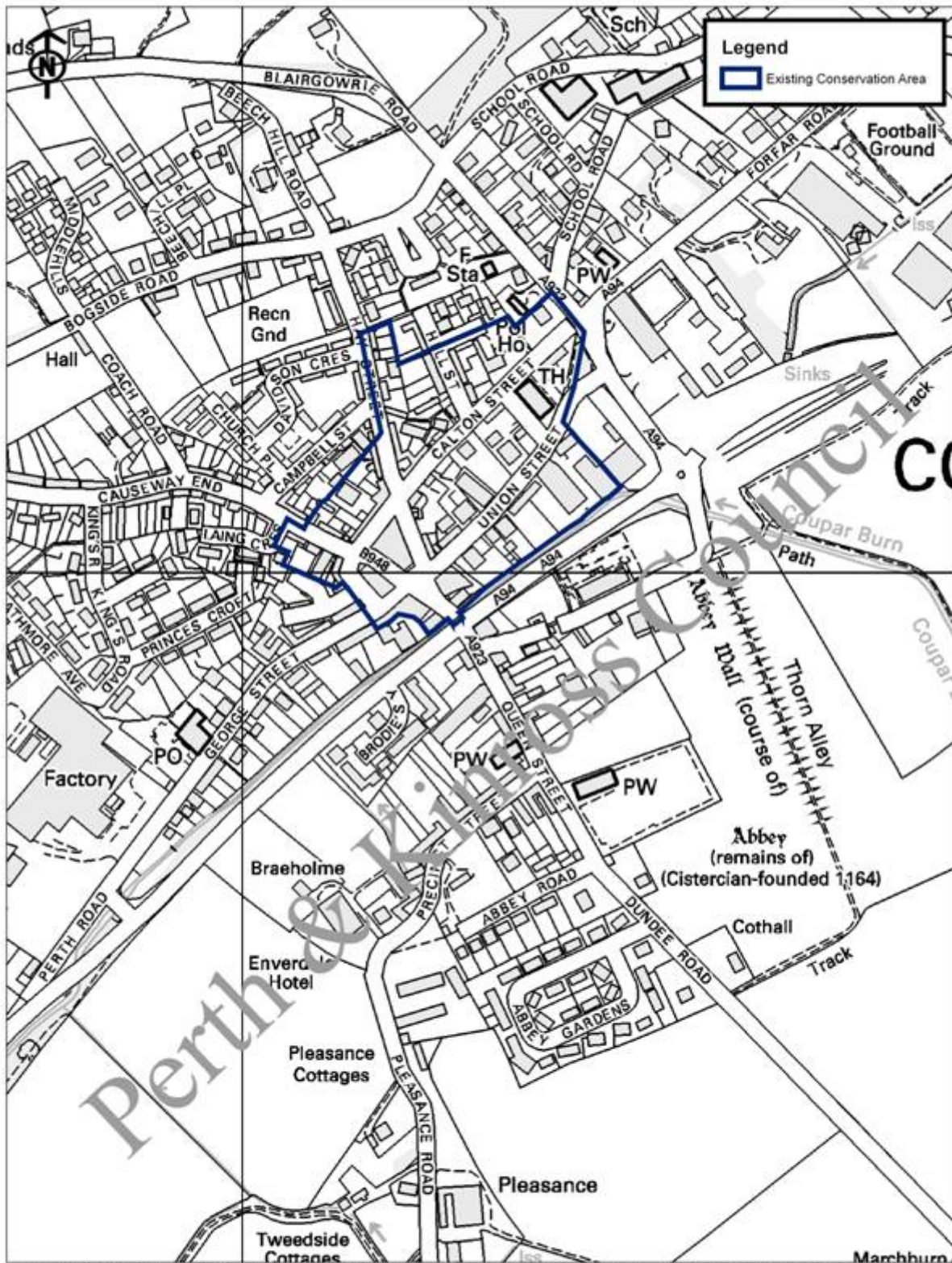
## Appendix B: Summary of Consideration of Consultation Authorities Comments

Consultation Authority Comments	Response from Perth & Kinross Council	Reference to Issue within Environmental Report
<b>Scottish Natural Heritage</b>		
Greater clarification of the nature and scope of the PPS needed and its status within the planning system	NPPG 18 was referred to in the scoping report: this sets out the purpose and status of a CAA	Section 2 of the Environmental Report provides an explanation and information. A copy of the draft CAA has been submitted with the Report
Relationship with other PPS's: may wish to consider additional PPS as listed	No objections to this suggestion	Additional PPS included in Table 2.1 of Environmental Report
Should include a description of the likely evolution of the built environment without the Appraisal	Environmental problems indicated in Table 2 of the scoping report would probably continue to a large extent without the Appraisal	More explanation of likely evolution without the Appraisal included in Section 3 of the Environmental Report
Development pressures: suggest that additional environmental problems are considered regarding potential loss of habitat and effects on Tay SAC	No objections to this suggestion	Potential environmental problems as suggested are included in Section 4 of the Environmental Report
SNH welcomes the scoping in of potential effects on landscape, population, human health	In light of comments from other consultees it is considered that the CAA will not in itself have significant effects on population and human health. The wider landscape has been scoped out as the CAA should not have significant effects on this. However, the immediate landscape around the town & CAA has been incorporated within biodiversity, flora and fauna and the cultural heritage sections.	Population, human health and landscape have been scoped out of the Environmental Report
Suggest more specific SEA objectives for biodiversity, flora and fauna	No objections to this suggestion	Specific natural heritage SEA objectives indicated in Table 4.1 of this Report
Suggest measures to offset any possible adverse effects should include specific measures for protected species and the Tay SAC	This is considered to be beyond the specific remit of the CAA as a supplementary planning advice document for the built heritage	Not included in Report

Consultation Authority Comments	Response from Perth & Kinross Council	Reference to Issue within Environmental Report
<b>SEPA</b>		
A map should be provided showing the coverage of the PPS	Noted	Map included as appendix to the Environmental Report
Significant environmental effects are unlikely in respect of SEPA's areas of competence (water, soil, air, climatic factors, human health)	Noted. The Council agrees that the Environmental Report should focus upon significant environmental effects of implementing the CAA	Water, soil, air, climatic factors and human health have been scoped out of the Report
Some SEA objectives have words, such as 'promote' and 'ensure' that may be difficult to measure progress upon	Noted. The CAA is a supplementary planning advice document and therefore can only, in some cases, promote or encourage. Significant environmental effects are unlikely with regard to all except one of these particular objectives	Water, soil, air, climatic factors and human health have been scoped out and therefore the SEA objectives related to these receptors no longer apply. 'To promote a high quality of building design' incorporated into a key SEA objective: 'to protect and enhance the integrity of the historic environment and the cultural heritage of Coupar Angus'.
No reference to an approach for the monitoring of significant environmental effects	Not specifically required at the scoping report stage	Monitoring of the CA will be carried out as described in Section 6 of the Environmental Report

Consultation Authority Comments	Response from Perth & Kinross Council	Reference to Issue within Environmental Report
<b>Historic Scotland</b>		
Not clear from the scoping report what is being assessed: the CAA and/or the Conservation Area (CA) designation?	It is the Conservation Area Appraisal (CAA) which is the subject of the SEA assessment	Explanation of the purpose of the CAA and how this relates to the Conservation Area (CA) designation is included in Section 2 of the Environmental Report
Little description of the PPS contents was provided at scoping stage	A summary of the intended Appraisal contents was provided	A copy of the draft CAA, now written, is included as an attachment to the Report
Relationship with other PPS and environmental objectives: may wish to include policy concerning the remainder of the historic environment	No objections to this suggestion	Additional PPS included in Table 2.1 of Report
EA should include baseline information about other environment features within the CA	These have been identified in the CAA process	Contained in the draft CAA. Further information regarding cultural designations included in Section 3 of this Report.
Provide separate SEA objectives for cultural heritage and landscape and re-word the first heritage objective to include 'where appropriate'	No objections to separating objectives. Do have concerns about the use of 'where appropriate' as this may weaken the objective	Objectives separated in Section 4 of the Environmental Report, wording of objective amended to: 'to preserve or enhance'
Information provided under 'cultural heritage and landscape' is more focused on the benefits to the environment of the CAA, rather than an outline of potential mitigation measures	Noted. It is envisaged that most effects will be positive rather than negative. However, it cannot be guaranteed that all effects are positive, so mitigation measures will indeed be necessary to try and minimise any negative effects	Mitigation measures reconsidered and amended in Section 5 and monitoring of the plan will be carried out as described in Section 6 of this Report.
Conclusions of the assessment matrix needs more explanation, need to explain the CA designation and its purpose and the CAA and its purpose	The matrix scoring system is an estimation based on judgement. There is little or no relevant baseline data available and it is not possible to carry out a useful or meaningful statistical analysis	Information on the CAA and the Conservation Area designation contained in Section 2 of the Environmental Report. More information on short, medium, long term and cumulative effects in Table 4.2.

# Appendix C: Alternative Boundaries Considered

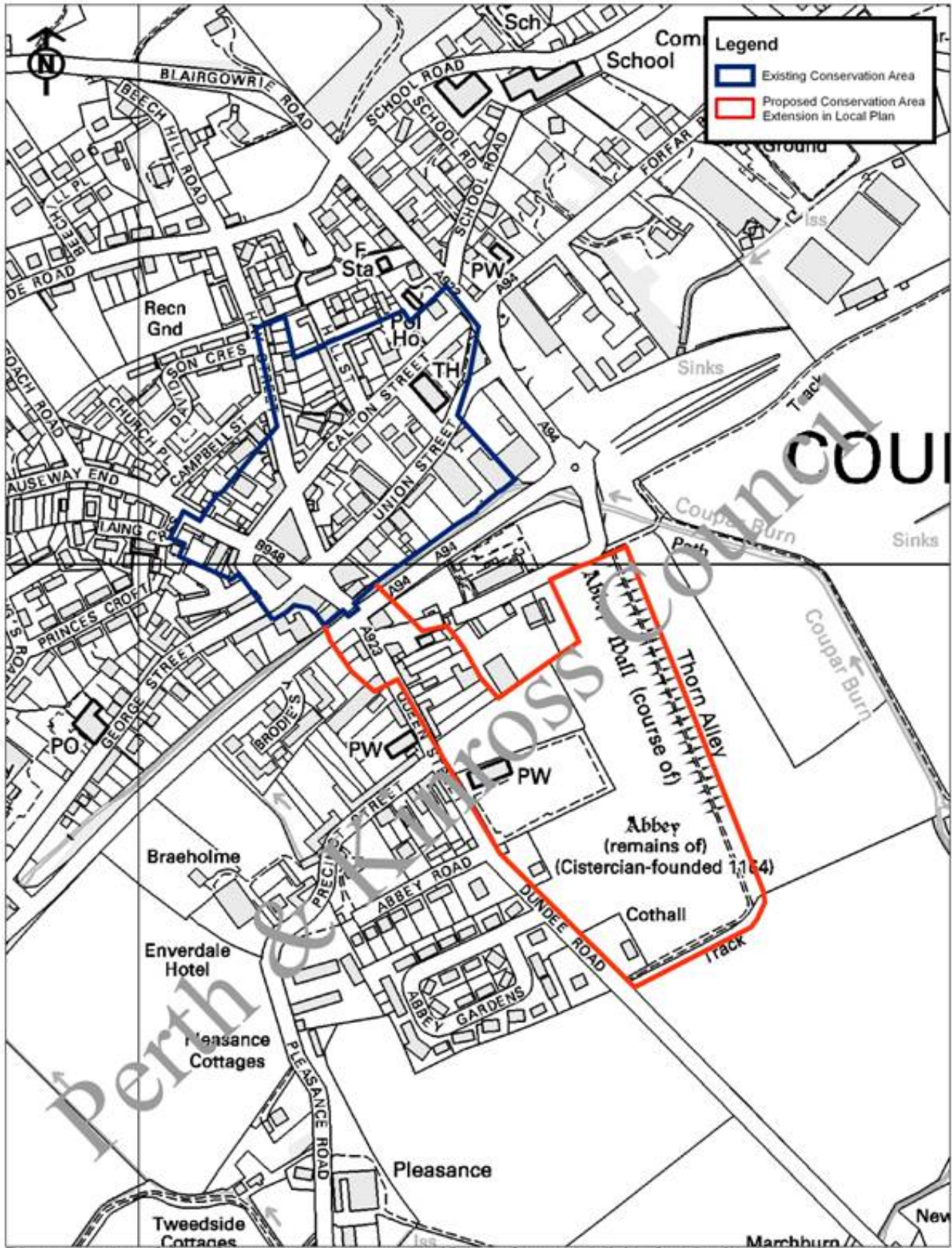


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Conservation area boundary as existing.

Scale: 1:4,500





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Original conservation area boundary proposed by Perth & Kinross Council.

Scale:  
1:4,500



