



**PERTH &
KINROSS
COUNCIL**

Post Adoption Statement

Auchterarder Expansion – Townhead and North East Development Framework





Section 1: Cover Note

1.1	Name of Responsible Authority	Perth & Kinross Council
1.2	Title of Plan, Programme or Strategy	Auchterarder Expansion – Townhead and North East Development Framework
1.3	Contact Name	Ciára Duffy
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Signature	
Date	12 May 2008

Section 2: Key Facts

2.1	Responsible Authority	Perth & Kinross Council
2.2	Title of PPS	Auchterarder Expansion – Townhead and North East Development Framework
2.3	Purpose of PPS	<p>The purpose of the Development Framework is to set out the proposals for new housing development on three key sites in Auchterarder. These are:</p> <ul style="list-style-type: none"> ▪ Kirkton, on the north east edge of the town; ▪ Castlemains, on the northern edge of the town and immediately west of the Kirkton site; and ▪ Townhead, in the south western area of Auchterarder.
2.4	What prompted the PPS?	The finalised Strathearn Area Local Plan was adopted in 2001 following a Public Local Inquiry, and made provision for a mixed use housing development on the northern edge of Auchterarder. It is a condition of this provision that the Council, in conjunction with landowners, developers, the local community, statutory and non-statutory bodies, would ensure the provision of a masterplan for the development.
2.5	Subject	The Development Framework is for a mixed use land use development which is predominantly based on the provision of up to 800 new homes across three sites in Auchterarder, Perth and Kinross. In addition, it incorporates provision for A9 junction improvement works at Loaninghead and Shinafoot, which will be the subject of a separate approval process and has been the subject of a STAG appraisal.
2.6	Period Covered by PPS	The Development Framework is intended to be implemented in three key phases over a period of 10 to 15 years, with the majority of the new housing expected to be complete by 2020.
2.7	Frequency of Updates	The Development Framework sets out aspirations for the detailed planning applications which will be submitted to PKC for each housing area and other land uses. It is not anticipated that the Masterplan will be updated, unless PKC determines at any point in the future that new planning or design guidance warrants an amendment to the Masterplan.
2.8	Area covered by PPS	The Development Framework applies to the Castlemains, Kirkton and Townhead sites in the town of Auchterarder in Perth and Kinross.
2.9	Summary of nature/content of PPS	The Development Framework sets out in detail how the Strathearn Area Local Plan Opportunity 3 sites will be developed over three phases for a range of land uses including housing, employment land, recreation and open space, landscaping and associated infrastructure. The content of the Development Framework will be implemented through a



		series of planning applications.
2.10	Date Adopted	26 March 2008



Section 3: Introduction

This document (the post-adoption statement) has been prepared in accordance with Section 20 of The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004.

Introduction

The Auchterarder Expansion – Townhead and North East Development Framework, hereafter referred to as the “Development Framework” has been subject to environmental assessment, as required under The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004. This has included the following activities:

- Taking account of the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Historic Scotland with regard to the scope and level of detail appropriate for the Environmental Report.
- Preparing an Environmental Report on the likely significant effects on the environment of the Development Framework, which included consideration of:
 - the baseline data relating to the current state of the environment;
 - links between the Development Framework and other relevant plans, programmes and environmental objectives;
 - existing environmental problems affecting the plan or programme;
 - the Development Framework’s likely significant effects (including cumulative effects) on the environment, both positive and negative;
 - the mitigation measures envisaged for the protection, reduction and offsetting of any significant adverse effects;
 - an outline of the approach taking to dealing with alternatives;
 - monitoring measures to ensue that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- Consulting on the environmental report.
- Taking into account the environmental report and the results of consultation in preparing the Development Framework.
- Committing to monitor the significant environmental effects of the implementation of the Development Framework, identify any unforeseen significant environmental effects and to take appropriate remedial action or enhancement.

A six week period of public consultation on the Development Framework and the accompanying Environmental Report was undertaken, running from 15 August to 1 October 2007. Both documents were available for inspection online and at Council premises.



The Development Framework together with the Environmental Report and Post-Adoption Statement can be inspected free of charge during normal opening hours at:

Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Or on the web: <http://www.pkc.gov.uk>.

Section 4: Response to Environmental Issues

The table below recaps the environmental problems and issues identified in the Environmental Report as being of relevance for the Development Framework and is updated to take account of additional issues identified through the consultation. How these issues have been taken into account has also been summarised.

Topic	Problems & Issues	Relevance for the Development Framework	How they have been taken into account
Biodiversity, Flora & Fauna	No specific environmental problems have been identified in relation to biodiversity.	Assessment to consider effects of proposals on loss of key habitats.	Detailed site-level survey work to determine the existence of any protected species, LBAP habitats or species or other biodiversity interest to be carried out at detailed planning application stage. Any licensing requirements as a result of habitats or species on site must be strictly adhered to.
	<i>Update:</i> The development will lead to the loss of semi-improved grassland and arable land, constituting breeding and foraging habitat reduction of several species of farmland birds and other wildlife.	Assessment to consider effects of proposals on loss of key habitats.	A reduction in semi-improved grassland and arable land is acknowledged in the Environmental Report as a potential minor negative environmental effect of the Development Framework in relation to biodiversity objective and sub-objectives of the SEA.
Population & Human Health	No specific environmental problems affecting human health or population have been identified.	No specific issues.	N/A



Topic	Problems & Issues	Relevance for the Development Framework	How they have been taken into account
Soils & Geology	Potentially contaminative historical land uses have been identified adjacent to the Townhead and Kirkton sites.	Site investigations have been undertaken and development will need to accord with mitigation proposals.	<p>Mitigation measures identified for the detailed planning and construction phases:</p> <p>Gas protection and measures during construction to prevent migration of pollutants in accordance with Site Investigations commissioned for Townhead site.</p> <p>Further investigation of small former quarry within Kirkton site to determine nature of any infilling.</p> <p>Measures to prevent soil compaction, such as spreading heavy loads.</p> <p>Implementation of a construction Environmental Management Plan (EMP).</p>
Water	No specific environmental problems have been identified in relation to the aquatic environment.	SEA to consider construction effects and hydrological change from development areas on watercourses and flooding.	<p>Mitigation measures identified for the detailed planning and construction phases:</p> <p>Best practice mitigation measures to prevent surface water runoff and protect all watercourses. This includes adherence to Pollution Prevention Guidelines published by SEPA.</p> <p>Implementation of a construction EMP.</p> <p>Drainage Impact Assessment to consider potential for flooding and surface water runoff and to adequately cater for site drainage. Permeable paving to be used in hard surfaced areas wherever practicable.</p> <p>SUDS design will incorporate flood assessment and detailed planting proposals.</p> <p>All new houses to be designed to reduce water usage in line with current best practice.</p>



Topic	Problems & Issues	Relevance for the Development Framework	How they have been taken into account
Air Quality & Noise	<p>No significant problems have been identified from the baseline collated.</p> <p>Proximity to the A9 as a source of traffic noise at the Townhead site.</p>	<p>Need for detailed design considerations in relation to ensuring that any new build housing on the Townhead site is not subject to unacceptable noise levels due to its proximity to the A9.</p>	<p>Mitigation measures identified for the detailed planning and construction phases:</p> <p>Detailed design and layout of the sites undertaken with a view to preventing noise and air quality effects from traffic on new occupants, and from later phases of development on occupants of earlier phases of the development.</p> <p>Any traffic calming measures should avoid the use of vertical speed reducing solutions, so as not to preclude use by buses.</p> <p>Series of new paths and cycleways implemented on all sites and provide high quality walking routes from the housing areas to the facilities and amenities in the town centre.</p>
Climatic Factors	<p>No specific exiting environmental problems relating to climate change have been identified.</p>	<p>Carbon emissions from traffic generated by development will need to be assessed.</p>	<p>Any necessary traffic assessment will form part of the detailed planning application stage.</p>
Cultural Heritage	<p>No specific environmental problems in relation to cultural heritage have been identified.</p>	<p>There is the opportunity for development to improve access to and understanding of cultural heritage sites and features such as incorporation of the 'Auchterarder Tipperwhy Well' into the design of the development.</p>	<p>Sensitive design of site layouts and buildings as part of the detailed planning application stage to respect the cultural elements of the landscape and townscape in line with the masterplan. Particular reference to the setting of cultural heritage sites and features and the opportunity to provide interpretative facilities (e.g. heritage trails, signposting of cultural heritage sites on footpaths etc.)</p> <p>A number of paths and "bridle paths" are located around and through the settlement of Auchterarder. The pedestrian network is a valuable asset for Auchterarder, being well used by local residents, as well as providing an attractive and educational activity for visitors, passing through areas closely associated to the town's history. The existing paths in and around the town have been used as a reference for the design of the paths in the expansion of the settlement in order to link the new development as part of the Development Framework with the existing town and its cultural heritage features.</p>



Topic	Problems & Issues	Relevance for the Development Framework	How they have been taken into account
<i>Landscape, Townscape & Visual Effects</i>	<p>Located on a ridge, Auchterarder is very prominent in views from the surrounding area. Existing houses in the town will have changes in views from the new housing development.</p>	<p>Detailed consideration of views from the wider landscape. Potential issues for the current properties in Auchterarder whose outward views will be changed.</p>	<p>Mitigation measures identified for the detailed planning and construction phases:</p> <p>Design guidelines to minimise potential visual impacts and reduce change to the landscape setting and character of the town.</p> <p>Housing design must take account of local vernacular and materials, as well as settlement patterns, field boundaries and historic plan form in line with both rural edge and existing town.</p> <p>Screen planting will be provided between the Kirkton site and existing business on Hunter Street, to provide visual and physical separation.</p> <p>Views retained through use of stock proof fencing and hedging, with occasional trees, for garden boundaries fronting the countryside along the northern edge.</p> <p>Structure planting is proposed throughout all three sites.</p>
<i>Material Assets</i>	<p>No specific environmental problems relating to material assets have been identified.</p> <p><i>Update:</i> Negative effects of the development on existing infrastructure.</p>	<p>No specific issues.</p> <p>Consideration required of the impact on existing infrastructure and the identification of any necessary mitigation measures to reduce or off-set that impact.</p>	<p>N/A</p> <p>The potential negative effects of the Development Framework have been assessed in relation to the requirements of the SEA Regulations and to an appropriate level of detail. Any further necessary assessments on existing infrastructure provisions and identified supporting recommendations will be carried out at the detailed planning application stage.</p> <p>Scheme designs include various upgrading and new provision of community infrastructure to accommodate increased demand.</p>

Consultation comments and how they have been taken into account

The tables below provide a summary of the comments received from the Consultation Authorities and from other organisations and individuals on the Development Framework, and summarises how those comments have been taken into account in the Finalised Development Framework.

Consultation Authority comments

Page	Comment	How they have been taken into account
Historic Scotland		
	Content that the comments provided by Historic Scotland on the Scoping Report have largely been taken into account during the preparation of the Environmental Report.	Noted
	The Environmental Report is clearly set out and the environmental assessment is thorough. Agree with the findings of the environmental assessment.	Noted
Non-tech summary	Provides an adequate overview of the key points arising from the environmental assessment.	Noted
Introduction & Context	Provides a good overview of the Development Framework.	Noted
	<u>Environmental Baseline</u> - Largely content with Section 2.3 and Appendix D, however as noted in response to the Scoping Report there is a group of SAMs not shown on Figure D8, to the south of the A9 and west of the A823 (index numbers 7590, 7591, 4061, 4073, 7593, 2252, 7592 and 4073). Agreed that they will not be affected by the Development Framework, but they should be included on the map for completeness.	An addendum to the Environmental Report has been producing updating this information and has been included in Appendix 1 to this Statement.
Assessment of Environmental Effects	Content with the headline SEA objectives and sub-objectives for the historic environment (cultural and landscape topics) set out in Table 3.2.	Noted
	Content with that phase 3 represents an assessment of the Development Framework overall.	Noted
	Agree with the assessment of impact on the historic environment and consider that the report identifies the key issues which will require further consideration at the planning application stage.	Noted



Page	Comment	How they have been taken into account
Mitigation & Monitoring	The mitigation measures set out in Appendix E are welcomed and Historic Scotland is content that adverse effects on the historic environment should be avoided through application of these measures. As noted in the report, it will be important that these mitigation measures are taken into account when decisions are made on planning applications for the development and in any resultant planning conditions.	Noted
	Section 4.3 describes the proposed monitoring programme and the clear approach taken in Table 4.2 is welcomed. Content with the indicators proposed for the historic environment.	Noted
Scottish Environmental Protection Agency (SEPA)		
	The Environmental Report provides a thorough assessment of the potential significant environmental effects of the Development Framework.	Comment welcomed.
	SEPA considers that the comments provided in response to the Scoping Report have been taken into account in the preparation of the Environmental Report.	
Non-technical summary	Adequately summarises the key points in the assessment.	
Introduction	Considers that all the relevant background information is presented. The relationship between the Development Framework and other plans, programmes and environmental objectives is provided in detail in Appendix B. A summary of the main requirements of the plans, a description of the key relevant objectives of these plans and their implications for the Development Framework has also been provided.	
Context of the Development Framework	Section 2 and Appendix D provide a comprehensive review of the state of the environment and environmental problems in the Development Framework area. The evolution of the environment in the absence of the plan is also provided.	Noted
	In relation to the SEA objectives proposed, SEPA particularly welcomes the assessment in relation to the status of waterbodies in accordance with the objectives of the Water Framework Directive.	Noted



Page	Comment	How they have been taken into account
Assessment of Environmental Effects	Welcomes the clear and transparent approach to the assessment, supported by the use of objectives and sub-objectives, the inclusion of the detailed assessment matrices and supporting table with full use of the comments boxes and link to mitigation. The description of the assumptions and limitations of the assessment process is also welcomed.	Noted
	SEPA agrees with the findings of the assessment of the housing development sites and development phases and welcomes the consideration of cumulative environmental effects with other known adjacent developments.	Noted
Mitigation & Monitoring	Supports the suggested mitigation measures and particularly welcomes the mitigation table 4.1 where mitigation measures are proposed.	Noted
Scottish Natural Heritage (SNH)		
	Consider that overall the comments made at Scoping Report stage have been taken into account and are content that the Environmental Report and associated Development Framework report have provided satisfactory assessment of potential significant effects.	Noted
Have the current state of the environment & key trends been correctly identified?	(Appendix D) It would be helpful if the broad habitat types present were quantified as a baseline for comparison to that proposed.	At this stage, the assessment has identified that, overall, the Development Framework would result in the loss of 39.84 hectares of semi-improved grassland and 14 hectares of arable land (refer to page E25). It is anticipated that more detailed information can be established through any further ecological survey work required to inform the detailed design and the planning process. Any such survey work will be undertaken in accordance with the policy requirements of Perth and Kinross Council.
	Agree that detailed ecological surveys need to be carried out at appropriate planning stages.	Noted



Page	Comment	How they have been taken into account
	Material Assets: note the baseline information in Table D9.1 contains information on paths and open space in Auchterarder, but this information could be illustrated spatially for the Development Framework area and surrounds.	Figures 42 and 43 of the finalised Development Framework show existing footpaths, woodland and green space and also those proposed.
Have the potential significant environmental effects on natural heritage been identified?	Welcome the clearly set out assessment process, with the explanation of processes followed.	Comment welcomed.
	Note that the Environmental Report concludes that the significance of effects of the proposal on biodiversity are “minor negative”, and also that landscape, townscape and visual effects are assessed as “moderate negative” during construction and “minor negative” thereafter.	
Is the assessment of likely significant effects satisfactory?	Although the findings of the assessment at this strategic level are agreed with, support that the detailed ecological surveys prior to implementation will also help to mitigate remaining environmental effects on the natural heritage and also identify areas for enhancement.	Noted. This is a matter for the detailed design stage of the development, to inform the applications for planning permission as required It is anticipated that an ecological baseline for the sites will identify detailed mitigation and enhancement measures as part of the development proposals.
Mitigation Measures	Welcome the intent in section 4.2 to undertake more site-specific mitigation as part of the planning consents process.	Comment welcomed.
	The mitigation proposed for landscape and visual effects during construction is satisfactory.	Noted
	Also welcome the inclusion of the table in Appendix E for each environmental topic, which should be helpful in framing any consent in the Development Framework area.	Comment welcomed.
	There are opportunities for enhancement of the natural heritage as well as mitigation through the development of this Development Framework which are encouraged by SNH.	This is a matter for the detailed design stage of the development, to inform the applications for planning permission.



Page	Comment	How they have been taken into account
	<p><u>Planning Application Stage - Landscape, townscape and visual effects:</u></p> <p>1. Operation – support the assumed design mitigation measures, taking into account the traditional vernacular, materials and settlement patterns.</p> <p>Structural planting could achieve ecological benefits if designed correctly with suitable native/wildlife friendly species.</p>	<p>Comment welcomed.</p> <p>Noted. This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p>
	<p>2. The use of native hedging rather than fenced would help to retain traditional field boundary layouts and mitigate against habitat loss through new development.</p>	<p>Noted. This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p> <p>The broad principles of the Development Framework in relation to structural planting reflect an expectation that native hedging will be used over fences in order to retain traditional field boundary layouts and mitigate for habitat loss, and a mitigation measure at the SEA level will be added to require this issue to be addressed at the detailed design stage.</p>
	<p><u>Planning Application Stage - Biodiversity:</u></p> <p>1. Mitigation measures should also include programming of construction/clearance works to avoid impacts on breeding birds.</p>	<p>This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p> <p>It is expected that clearance and construction works will be programmed to avoid the bird nesting season as far as reasonably practicable. Where this is not possible, surveys will be undertaken and impacts to nesting birds identified on the sites will be avoided where possible. A mitigation measure at the SEA level will be added to require this issue to be addressed at the detailed design stage.</p>



Page	Comment	How they have been taken into account
	<p>2. Mitigation measures also include new habitat creation which could be achieved as part of new development and displacement mitigation measures for species where breeding sites have been lost.</p>	<p>This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p> <p>It is expected that mitigation measures will include new habitat creation.</p>
	<p>3. Potential impacts of the development will become clearer when detailed species/habitats surveys have taken place. However, mitigation and enhancement should help to reduce the predicted minor negative effect further.</p>	
	<p>4. Operation – support the proposal to deliver habitat creation as part of SUDS; these can be designed so they have ecological benefits which will help to mitigate negative effects.</p>	<p>This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p> <p>It is expected that SUDS proposals will be designed to have ecological benefits to mitigate negative effects, and that structural planting will incorporate an appropriate range of native species to be of benefit to wildlife.</p>
	<p>5. Note the implication of the development will lead to the loss of 19.2ha of semi-improved grassland and 4.67ha of arable land. This will constitute breeding and foraging habitat reduction of several species of farmland birds and other wildlife. This could usefully be included as part of the baseline data in the SEA.</p>	<p>A reduction in semi-improved grassland and arable land is acknowledged in the ER as a potential minor negative environmental effect of the Development Framework in relation to the biodiversity objective and sub-objectives of the SEA.</p>
	Monitoring Proposals	<p>Welcome the proposed monitoring arrangements for the plan. Recommend a timescale for evaluation of the monitoring measures included.</p>

Comments from Organisations / Members of the Public

Page	Comment	How they have been taken into account
Auchterarder Leisure and Recreation Association		
Non-technical Summary	<p>...in the Non Technical Summary of the Environmental Report (ER) it states that the Environmental Assessment finds that the development will have a “positive effect on population and material assets”. If the ER was compiled as a strategic document aimed at broadly identifying the impact of the construction phases on the community it should have included or at least acknowledged the comments made on the Masterplan.</p>	<p>Comments made on the Masterplan itself will be taken into account in finalising the Development Framework. The SEA process is intended to objectively assess the likely significant environmental effects of the draft document, the results of which can be taken into account, alongside all comments raised through the consultation, in finalising the document.</p>
	<p>The lack of development of and investment in existing and required infrastructure (parking and community venues for example) is ignored because the ER is too narrow in its scope.</p>	<p>The scope of the ER was consulted upon and agreed with the Consultation Authorities in the normal way, and was adapted to reflect the comments made. An integral component of the overall development framework is the upgrading of two key road junctions (Loanhead and Shinafoot) and the provision of new sports facilities for the town. In addition to this, a contribution will be made by the development consortium through a Section 75 agreement to be used for upgrading and improving local facilities and parking. The SEA has therefore concluded that the overall effect of the Development Framework in relation to such assets will be positive.</p>
	<p>The negative effects of the development on existing infrastructure have been omitted.</p>	<p>The nature of the concern raised is not clear. The potential negative effects of the Development Framework have been assessed in relation to each of the requirements of the SEA Regulations and to a level of detail that is considered appropriate to an SEA. At the detailed planning stage any further necessary assessments on existing infrastructure provisions will be carried out with supporting recommendations as appropriately identified.</p>

<i>Page</i>	<i>Comment</i>	<i>How they have been taken into account</i>
	<p>Marrying the ER and the old Masterplan up at a later date together with comments made after community consultation seems to be an odd way of moving the planning process forward.</p>	<p>The SEA is undertaken upon the draft version of the Development Framework in order to ensure that there is the opportunity to influence the final document. The draft Development Framework will now be amended to take account of comments received through the consultations undertaken, and through the SEA process, prior to adoption.</p>
	<p>A strategic document should incorporate all aspects of the impact of the development on Auchterarder in a 'community planning' context, not just the impact of the physical build.</p>	<p>The SEA has sought to assess all of the potential effects on Auchterarder in relation to the relevant environmental topics covered.</p>
	<p>On page C-9 reference is made to the SEA Toolkit and the need to "promote effective use of existing infrastructure". This seems to have been ignored.</p>	<p>The effective use of existing infrastructure has, as far as reasonably practicable, informed the way in which the Development Framework has emerged. A number of the SEA objectives relate to the protection and enhancement of existing infrastructure, but given the potential breadth of this term it was not considered useful to identify a single objective in relation to "infrastructure".</p>
	<p>"Building Sustainable Communities" (the PKC Community Plan) (page B-11) also seems to have been glossed over, because nowhere in any document relating to the Auchterarder Development Framework has the commensurate development of existing infrastructure been addressed.</p>	<p>It is not clear precisely to what this comment relates. Objectives in relation to "Building Sustainable Communities" are quoted within the Perth and Kinross Structure Plan, and have been taken into account in formulating the SEA objectives. However, there is no reference within these to "the commensurate development of existing infrastructure", and it is therefore unclear to what this refers. The Development Framework considers the potential requirement for additional or upgraded facilities as a result of the proposed developments, and has sought to include such provision within the parameters of the scheme overall.</p>



<i>Page</i>	<i>Comment</i>	<i>How they have been taken into account</i>
	<p>After wading through this huge document I am still unclear as to how the ALRA's original comments on the Masterplan and other comments made by members of the community will be integrated into the procedure envisaged.</p> <p>I am amazed that the Aytoun Hall is not included in the 'Summary of Material Assets' on Page D-17, Paragraph D.9.1. As the town's most valued cultural, historical, leisure and recreational community venue, this is a glaring error and should be rectified by including the building in the list of assets as part of the 'environmental baseline'.</p>	<p>The SEA process is designed to ensure that consultation on the ER is undertaken alongside consultation on the Development Framework in draft form. This ensures that both comments from all parties on the document itself, and comments and issues arising from the SEA, can be addressed in the final version of the document.</p> <p>It is acknowledged that Aytoun Hall was omitted from the list of material assets in error; an addendum to the Environmental Report has been produced to update this information and has been included in Appendix 1 to this Statement.</p> <p>Whilst it will not be for the developer to determine the appropriate use of any developer contributions, there may be opportunities for any such sums to contribute to maintaining and improving the important role of Aytoun Hall.</p>
Sandra Murray		
	<p>Minor negative, whatever that may mean appears at practically every point and I take this to mean that basically all this building works is going to have little effect on the town.</p> <p>I cannot see for example how traffic noise and air quality can be deemed minor negative when there will be lots of construction lorries and equipment trundling down our streets.</p>	<p>A minor effect will result in an effect which is considered in the professional opinion of the SEA team to be negative when compared with the current and future environmental baseline, but which will be of minor magnitude (ie the effect will not be moderate or major).</p> <p>The extent of construction traffic will not be known until the detailed design stage, and this will require to be assessed to inform the planning process in due course. The purpose of the SEA is to determine, at a strategic level, the likely significance of any environmental effects arising as a result of adopting the Development Framework as a document of public policy. This does not remove the need for an appropriate level of assessment to inform the planning application, nor does it prejudge the acceptability of the proposed developments in planning terms. This is the role of the statutory planning approval process.</p>

<i>Page</i>	<i>Comment</i>	<i>How they have been taken into account</i>
	<p>Once completed the homeowners' cars will also add to noise and pollution which I would say is positive not minor negative.</p>	<p>It is not considered that increasing car use and any such resultant noise and pollution would result in a positive (ie beneficial) effect. The increased noise and pollution as a result of cars owned by people moving into the developments have been accounted for within the assessment, and the resultant effects in relation to noise and air quality are considered to be minor negative.</p>
	<p>Traffic flow data from 2004 seems a bit out of date as the amount of traffic in this area has already risen considerably from all the new houses built at Gleneagles and when the G-West development is finished this will add even more.</p>	<p>As this is an SEA of a Development Framework no traffic modelling has been undertaken. Any necessary additional traffic assessment will form part of the planning stage.</p>
	<p>No mention has been made on how the High Street is going to cope with all the increase in traffic as it is already in a bad state of repair from Townhead to the Western Road. Where are all these extra cars going to park in the town as the parking facilities are already not coping.</p>	<p>This is a matter for the detailed design stage of the development, to inform the applications for planning permission.</p> <p>The SEA acknowledges that there will be an increase in cars using existing roads and that this has the potential to result in negative effects. A traffic assessment was completed as part of the masterplanning process and proposals include for opportunities for walking and cycling. The Development Framework also acknowledges the possible need for further public transport provision in order to reduce dependence on the private car. Within the planning requirements the opportunity to secure developer contributions towards improved town centre car parking has been identified.</p>
	<p>Cycling and football pitches seem to be well trumpeted but no mention of other sporting facilities such as tennis courts, putting greens etc.</p>	<p>As part of the Development Framework, in addition to the provision of football pitches for use by the community, two tennis courts are proposed in accordance with the requirements with PKC.</p>



<i>Page</i>	<i>Comment</i>	<i>How they have been taken into account</i>
	<p>Please note that I am a cyclist, one of the few who take their lives in their hands to cycle down the High St at present. All very well to develop cycle paths from the new developments but once they reach the High St it all becomes very dangerous with parked cars on both sides. Perhaps it's time that cycle ways were provided there.</p>	<p>In designing the provision for cyclists within the detailed developments, the consortium intends to pay due regard to the need to integrate the provision with the existing network. It is anticipated that the provision of developer contributions towards town centre car parking improvements has the potential to reduce the required on street parking currently experienced in the High Street.</p>
	<p>Will the public be allowed to visit Auchterarder Castle (mentioned many times) once the development at Castlemains is complete as it is a no go area at present?</p>	<p>The Castle itself is outside of the land in the control of the development consortium. However, as far as reasonably practicable it is the intention to include footpaths within the redevelopment works that will enable access to Auchterarder Castle.</p>
Auchterarder District Community Council		
	<p>I have seen the SEA Environmental Report but as it currently has been constructed on the Framework as was originally submitted to the council the real interest to the ARDCC will be once the finalisation of the Framework has been completed following taking into account the comments from the ADCC and other interested parties.</p>	<p>The SEA process is designed to ensure that consultation on the ER is undertaken alongside consultation on the Development Framework in draft form. This ensures that both comments from all parties on the document itself, and comments and issues arising from the SEA, can be addressed in the final version of the document. This process will be documented in the post-adoption SEA Statement.</p>
Donald Campbell, Architectural Liaison Officer, Tayside Police		
	<p>I have attended previous meetings of the Auchterarder masterplan group in my capacity as Tayside Police Architectural Liaison Officer with a portfolio to promote the principle of "Security through environmental design". There is no mention in the SEA report of any consultation with my service.</p>	<p>Specific consultation with individuals and organisations, other than the Consultation Authorities has not been reported in the ER. Those discussions will be appropriately taken into account in developing the detailed design of the development. The final version of the Development Framework will however acknowledge all of the groups and individuals that have contributed to its evolution.</p>
	<p>...SBD (Secured by Design) in [PKCs] view was a matter for the Developer Consortium to consider in the first instance. I nevertheless must ensure that SBD is taken cognisance of at an early stage in such a large project and placed in a more prominent position on the</p>	<p>The issue of security by design will be integral to the detailed design of the developments. The proposals that come forward will be developed in line with current practice in relation to security by design, and this is</p>



<i>Page</i>	<i>Comment</i>	<i>How they have been taken into account</i>
	agenda.	acknowledged in the Development Framework.
	Mention has been made of the affordable housing aspect of this development which I assume may involve a Registered Social Landlord. Currently all Housing association developments in Perth and Kinross work with me to achieve SBD standards for their developments.	Noted.
Community Integration Co-ordinator, the Community School of Auchterarder		
	[Material assets not listed in Section D9 are]...Aytoun Hall, Finlayson Hall, High Street (Church Hall located adjoining Gleneagles Furniture Store, High Street) Guide Hall, St Kessogs Place, Community School of Auchterarder ... Assembly Hall, Meeting Room, Classrooms and other venues available for let by Community Organisations.	An addendum to the Environmental Report has been producing updating this information and has been included in Appendix 1 to this Statement.



Section 5: Approach to Alternatives

The approach to the treatment of alternatives for housing development and housing supply in the Strathearn area has been one of evolution of proposals primarily during the drafting and approval of the local plan for the area (the Strathearn Area Local Plan 2001). Preparation of the Plan needed to take account of the requirements of the then Tayside Structure Plan (which has been replaced subsequent to adoption of the Local Plan, in 2003) in terms of housing requirements to the period for 2006 and in the longer term.

The draft Plan prepared in 1998 identified Auchterarder as a location suitable for the provision of a significant proportion of the required housing land supply in the Strathearn area, and the initial proposals were then amended in the light of public and stakeholder consultation and the Local Plan Inquiry. During these stages, alternatives were considered in relation to the scale, location and form of housing development in the town which resulted in the balance currently proposed in the subsequent masterplan. In particular, due to the lack of sufficient brownfield and infill sites in the town, a strategic area at the northern edge of Auchterarder, known as the Opportunity 3 site, was identified as the only realistically available option for meeting the longer term housing requirements. This process included consideration of environmental issues, in particular in relation to land take of agricultural land and the landscape setting of the boundaries of the northern edge of the development.

The Council determined that the appropriate mechanism for integrating the major housing expansion with the rest of the town, and to address more detailed planning and environmental issues, was the preparation of a masterplan. This reflects the strategic nature of the development proposals which, at the time of the Local Plan Inquiry, were estimated to include for development of 1000 houses (now proposed for 800 houses) over a period well beyond the lives of the Local Plan and Structure Plan (i.e. to around 2020). A third housing site, at Townhead in the south western part of Auchterarder, was added to the scope of the Masterplan following recommendations by the Reporter from the Local Plan Inquiry. A number of other amendments were made to the development proposals in response to the conclusions of the Reporter, most significantly in environmental terms being the re-drawing of the settlement boundary at the northern edge of the town to reflect the natural topographical setting.

The indicative allocations of housing in the proposed Development Framework therefore reflect the planning constraints, housing requirements and environmental issues associated with the options for development in Auchterarder. The table below provides a summary of the development proposals on each site within the Framework area, along with the proposed phasing of development and overall densities.

Housing Development Sites and Phasing

	Kirkton			Castlemains			Townhead		
	Phase			Phase			Phase		
	1	2	3	1	2	3	1	2	3
Gross area (hectares)	14.5	10.87	3.77	4.67	7.78	1.55	4.7	4.0	2.0
Area for employment (ha)	2.0	1.5	0.65	-	-	-	-	-	-
Area for housing (ha)	10.2	7.65	2.55	4.05	6.10	1.4	4.04	3.35	1.61
Area for other (ha) ¹	2.3	1.72	0.57	0.62	1.68	0.15	0.66	0.65	0.39
Housing Densities (units per ha) ³	19.6			19.3			19.6		
- Phase 1 (2007-2011) total units	200			100			92 ²		
- Phase 2 (2012-2016) total units	150			64			65		
- Phase 3 (2017-2021) total units	50			59			20		
Total Units	400			223			177		
<p>Note: All dates and areas are indicative only, and exclude the areas proposed for formal recreational facilities north of the Castlemains site.</p> <p>1 eg open space, structure planting, paths, etc.</p> <p>2 Including flatted affordable housing.</p> <p>3 Housing densities calculated based on total area for housing and not gross area of site</p>									

The draft Development Framework has taken account of strategic and locational alternatives during its development, and the approach to assessment of alternatives for the SEA has therefore focused on analysis of the different phasing options for each of the three identified development sites. Revisions and refinements to the masterplan have evolved in response to issues identified during the environmental assessment process.



Section 6: Implementation & Review

Monitoring Measures

The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 requires that responsible authorities monitor the significant environmental effects of the implementation of the plan for which an Environmental Assessment has been carried out to enable the authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

Unusually for SEA, in the case of the Auchterarder Development Framework there is a high degree of certainty that the development proposals for the three housing sites will proceed in the locations set out, and according to the broad outlines presented in the Development Framework. For development to go ahead, planning applications will need to be made to PKC, and these may require the submission of further environmental information depending upon the views of the Council on the specific circumstances of each site and application.

Any forthcoming planning permissions will almost certainly be accompanied by a series of planning conditions. These conditions will set out controls over the way in which the development should be built and are likely to include environmental aspects. Ultimately, the planning conditions will form the key monitoring 'indicators' for the framework's implementation and the Council will be the authority with the key responsibility for the programme of monitoring, although much of this may be delegated to the applicant. For example the conditions may require a programme of monitoring for site dust and noise during construction to ensure that local residents are not adversely disrupted by construction works, and it is generally the contractor's responsibility to undertake such monitoring on site during construction.

However, it is recognised that this ER, as a strategic overview of the policy, should set out the broad parameters for environmental monitoring. The following table therefore includes a set of high level issues based on the environmental topics where negative environmental effects have been predicted in the SEA.



Indicative Monitoring Proposals for the Development Framework

SEA Topic	SEA Objective	Proposed Indicator	Suggested Responsibility
Biodiversity, flora & fauna	To protect biodiversity and ensure no net loss in key habitats and species	Site visits to check proper embellishment of new tree, shrub and habitat planting, and protection of existing habitats.	PKC Planning (or environmental representative for developers)
Population & human health	To create a healthy and safe living environment for Auchterarder	Site visits to ensure best construction practices Considerate Constructors registration	PKC Planning (or environmental representative for developers) Developers/ Contractors
Air Quality & noise	To minimise the effects which changes in noise and air quality may have on the community	Road traffic counts Baseline roadside noise and air quality (NO2 and PM10) monitoring and assessment prior to developments commencing	Developers in consultation with PKC Transportation and Environmental Health
Climatic factors	To minimise direct and indirect emissions of carbon dioxide from the development and to protect new homes from the effects of climate change	Road traffic counts	Developers in consultation with PKC Transportation
Cultural heritage	To protect and where appropriate enhance the built heritage, the archaeological resource and the historic setting	Site visits to ensure adequate protection of cultural heritage sites and features	PKC Planning (or environmental representative for developers)
Landscape & townscape	To conserve landscape features, to strengthen and enhance landscape character and to minimise visual intrusion	Site visits to ensure best construction practices and to check landscaping establishes. Considerate Constructors registration	PKC Planning (or environmental representative for developers) Developers/ Contractors

It is only during implementation of the Development Framework, and the Development Management process, that the most significant environmental effects will be identified and this will determine the requirements for monitoring of the developments.



Conclusion

We believe that the SEA process has been of significant help in developing the Development Framework through setting out a broader view of the environmental implications of its adoption and providing an overarching framework or vehicle to ensure that potentially significant environmental effects are considered in more detail at the appropriate stages of the project development and that the need for any mitigation to reduce or offset these effects is addressed in more detail. In this respect the Environmental Report can be used to scope the areas where further environmental studies may be needed. Additionally it also helps promote transparency in our plan making processes. This, in turn, will ensure the sustainable development of the expansion area, benefiting the community and protecting and enhancing the environment.



Appendix 1: Addendum to the Environmental Report

Following the omission of some information from the Environmental Baseline at Appendix D of the Environmental Report, this Addendum provides an update to Sections D7.3 Scheduled Ancient Monuments and D9.1 Summary of Material Assets.

D7 CULTURAL HERITAGE

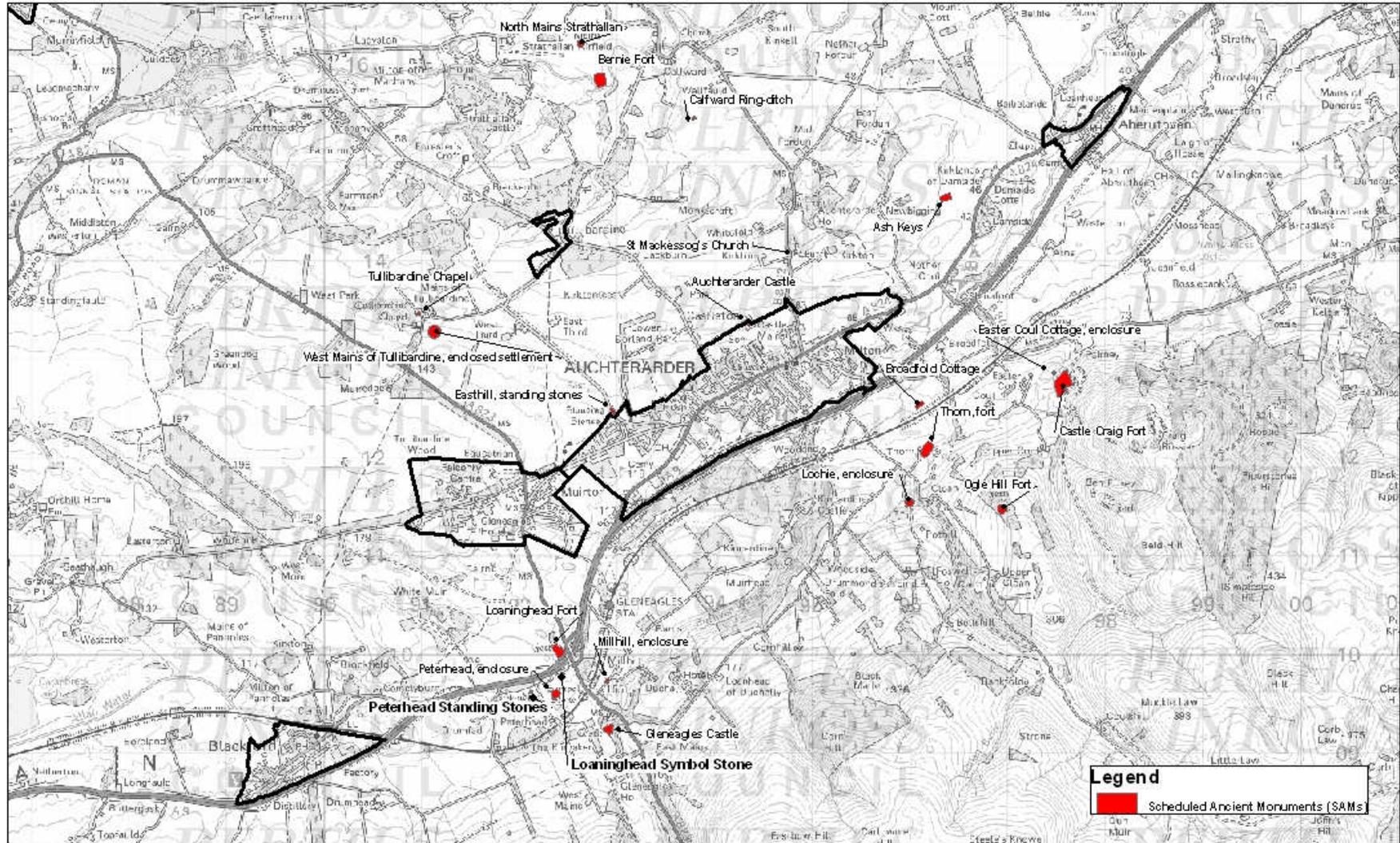
D7.3 Scheduled Ancient Monuments

A review of the PASTMAP dataset website provided by the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) has identified that there are 23 SAMs in the vicinity of Auchterarder. These are identified in the following table, and shown on Figure D8:

Index No.	Description	Original Schedule Date	Grid Reference
8706	Easthill Standing Stones 250m SSE of Auchterarder	10 May 2000	NN929124
1634	Auchterarder Castle	15 March 1951	NN943133
5590	St. Mackessog's Church Auchterarder	8 February 1993	NN948140
8708	West Mains of Tullibardine	13 December 2000	NN911133
90308	Tullibardine Chapel	30 April 1920	NN909134
7735	North Mains Strathallan, barrow 175m SE of	13 December 2000	NN926162
7729	Bernie, fort 300m WNW of	13 December 2000	NN928158
7733	Calfward, ring-ditch	28 February 2000	NN937154
9540	Ash Keys, enclosure and possible moated homestead 420m WSW of	11 December 2002	NN963146
9313	Broadfold Cottage	23 February 2001	NN960125
4213	Castle Craig	30 January 2003	NN975127
9373	Easter Coul Cottage, enclosure 250m E of	30 January 2003	NN974128
9367	Thorn Fort	12 February 2001	NN961120
4088	Lochie Enclosure	23 January 1998	NN959115
3073	Ogle Hill, fort	3 December 1971	NN969114

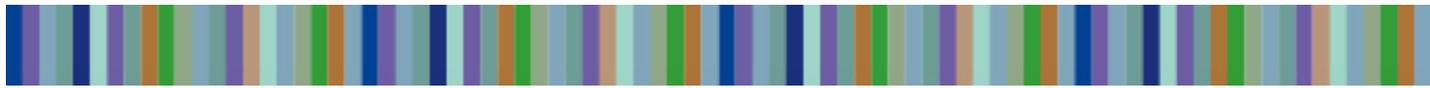


5952	St. Bean's Church, Kinkell	14 March 1994	NN938162
7590	Millhill, enclosure 160m SW of	26 September 2002	NN928097
7591	Gleneagles Castle, tower and earthwork	13 December 2000	NN929092
4061	Peterhead, standing stone 350m NNW of	9 January 1979	NN921096
4073	Peterhead, enclosure 250m NNE of	19 January 1979	NN924096
7593	Loaninghead, fort 350m NE of	13 December 2000	NN923100
2252	Loaninghead, symbol stone 270m E of, Gleneagles	5 November 1962	NN924098



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<p>Title: Figure D8 - Auchterarder SAMs</p> <p>Date: May 2008</p>	<p>↑ Scale: Not to scale</p>
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D9 MATERIAL ASSETS

D9.1 Summary of Material Assets

There are a range of material assets within Auchterarder that have been identified, including sports and recreational facilities, footpaths, churches and public buildings and facilities. These are identified in the following table.

Facility	Location
Playing Fields/Football Pitches	Public Park
Indoor Sports Facilities (5 multi-use courts)	Community School of Auchterarder, New School Lane
Outdoor Astroturf Pitch	Community School of Auchterarder, New School Lane
Bowling Green	Castle Wynd
Auchterarder Golf Course	South west of settlement
Gleneagles Golf Course	South west of town
5 Community Based Play Areas	Various Locations
Skate Board Facility	Eastern side of public park
Walks	Footpaths/Bridlepaths (forming an almost circuitous route around the town)
Recycling Centre	Southern side of public park
Supermarket	High Street
Health Centre	Beggermuir Road
Churches	Central Auchterarder
Library	Immediately off High Street
Aytoun Hall	High Street
Church Hall	High Street
Guide Hall	St. Kessog's Place
Community School of Auchterarder	New School Lane